



47 Philip Avenue  
Nuthall Nottingham NG16 1EB

£410,000



## 47 Philip Avenue Nuthall Nottingham NG16

This charming extended four-bedroom detached bungalow is offered to the market with no upward chain and occupies a generous corner plot, offering an impressive amount of space both inside and out. With wrap-around gardens, ample off-road parking, and a double garage, this is a superb home perfectly suited to growing families or those seeking versatile single-storey living.

Inside, a porch opens into a spacious and welcoming entrance hallway leads through to a bright and expansive L-shaped lounge and dining area. A large picture bay window fills the room with natural light, creating a warm and inviting atmosphere. The well-appointed kitchen is fitted with a range of modern units and appliances.

The property boasts four well-proportioned bedrooms, offering flexibility for family life, guest accommodation, or home working. A family bathroom and separate shower room further enhance the convenience and functionality of the home.

Outside, the gardens provide excellent outdoor space. The rear garden is fully enclosed, offering a safe and private setting for children, pets, or entertaining guests, while the front and side gardens are attractively maintained and add to the property's excellent kerb appeal. Altogether, this spacious bungalow presents a rare opportunity to acquire a substantial home in a highly sought-after setting.

Located in the popular area of Nuthall, Nottingham, the property enjoys easy access to a wide range of local amenities, well-regarded schools, and excellent transport links. With convenient routes to Nottingham city centre, the M1 motorway, and surrounding towns, Nuthall is a favoured location for commuters and families alike, combining suburban convenience with nearby green spaces and a strong community feel.

We are expecting strong interest, so early viewing are highly recommended.





### Porch

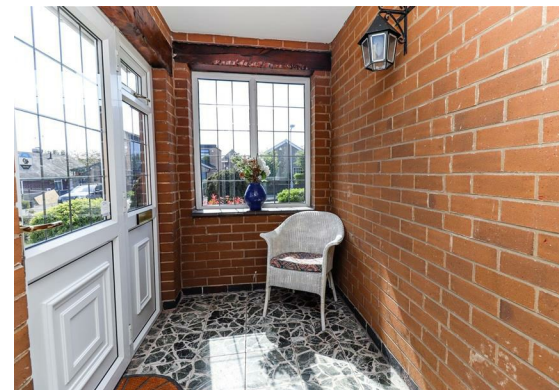
8'3" x 4'9" (2.51m x 1.45m)

Side porch with double glazed window & door to side & front elevation, wall light, tiled flooring & double glazed wooden door into hallway.

### Entrance Hallway

17'2" x 4'11" (5.23m x 1.50m)

Doors off, storage cupboard, radiator & carpet flooring.



### Lounge/diner

20'0" x 20'7" (6.10m x 6.27m)

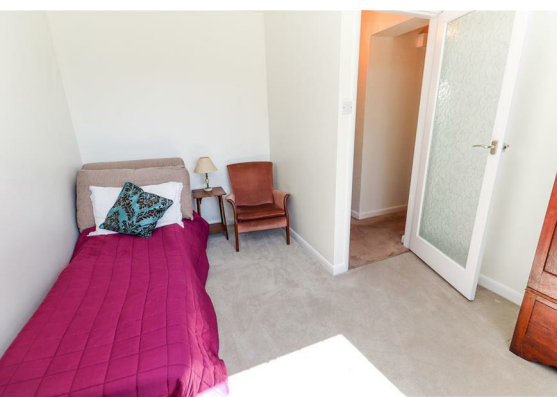
Bright & spacious L Shaped lounge/diner, fire surround with electric fire, coving to ceiling, TV point, wall lights, single glazed window to hallway, folding door into kitchen, two radiators, carpet flooring & double glazed window to the side & double glazed bay window to the front elevation.



### Kitchen

12'10" x 12'1" (3.91m x 3.68m)

Range of wall, base & drawer units with laminate worktop over, island with laminate worktop over, composite sink & drainer with mixer tap, tiled surround, built in electric double oven, electric hob with extractor over, built in fridge/freezer, cupboard housing Valliant boiler & plumbing for washing machine, coving to ceiling, radiator, double glazed bay window & composite door to the rear elevation.





### Bedroom One

14'0" x 11'11" (4.27m x 3.63m)

Fitted wardrobes, coving to ceiling, radiator, wood flooring, two double glazed windows to the side & front elevations.

### Bedroom Two

14'0" x 9'5" (4.27m x 2.87m)

TV point, radiator, carpet flooring, o/t hatch, double glazed window to the rear elevation.



### Family Bathroom

7'5" x 5'9" (2.26m x 1.75m)

Panelled bath with mains feed shower over, wash hand basin in vanity, low flush WC, extractor fan, fully tiled walls, heated towel rail, tiled flooring & frosted double glazed window to the rear elevation.



### Bedroom Three

11'0" x 9'6" (3.35m x 2.90m)

Fitted wardrobes, radiator, carpet flooring & double glazed window to the rear elevation.



### Bedroom Four

11'7" (max) x 9'7" (3.53m (max) x 2.92m)

Carpet flooring, radiator & double glazed window to the front elevation.



### Shower Room

9'6" x 4'0" (2.90m x 1.22m)

Walk in cubicle with mains feed shower, low flush WC, wash hand basin in vanity, extractor fan, fully tiled walls, spot lights, heated towel rail & tiled flooring.

### Outside



### Front & Side Garden

The garden is a beautifully designed, wrap-around space primarily laid to lush lawn, with a variety of plants, shrubs, and conifers adding colour and interest. A paved driveway leads to a spacious double garage, equipped with power and lighting. The garage features an electric roller shutter door and a personal door opening onto the rear garden.

### Double Garage

15'3" x 15'2" (4.65m x 4.62m)

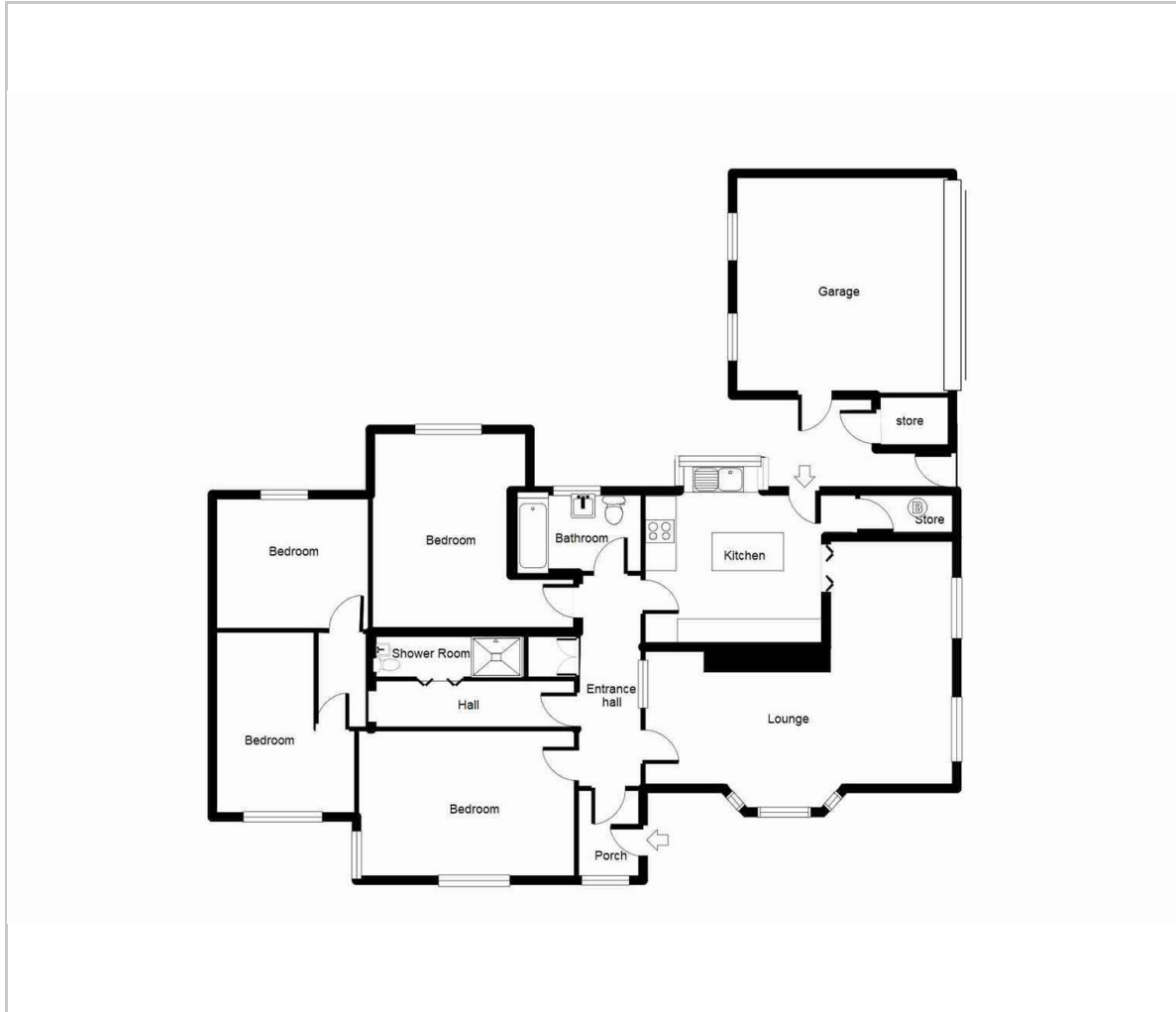
Electric roller shutter door, light & power, two double glazed windows to the rear.

### Rear Garden

The garden features a paved patio area, alongside a well-maintained lawn. The borders are expertly stocked with a variety of flowers, shrubs, and plants, adding color and vibrancy throughout the year. A useful storage outbuilding provides practical space for garden tools and equipment. Additional features include a cold water tap, and the boundary is secured by a combination of fencing and wall, offering privacy and definition to the garden space.



## Floor Plan



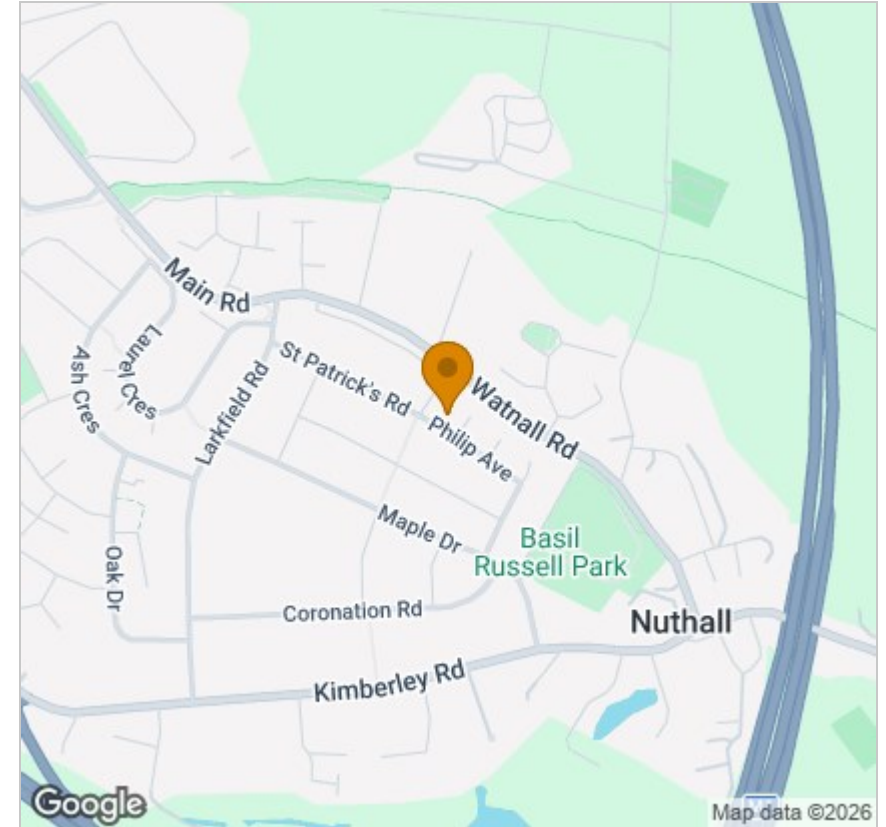
## Viewing

Please contact our Eastwood Office on 01773 535535 if you wish to arrange a viewing appointment for this property or require further information.

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2 Alexandra Street, Eastwood, Nottinghamshire, NG16 3BD  
 Tel: 01773 535535 Email: [property@charlesnewton.co.uk](mailto:property@charlesnewton.co.uk) [www.charlesnewton.co.uk](http://www.charlesnewton.co.uk)

## Area Map



## Energy Efficiency Graph

