

# Emma Terry Homes

*moving made personal*



**29 Sedbergh Close**  
Newton, Nottingham, NG13 8ZG

Asking price £385,000



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Located in the village of Newton, this modern three-bedroom detached home offers stylish and contemporary living throughout.

The ground floor features a bright lounge, an open-plan kitchen diner with French doors leading to the garden, a separate utility room, and a downstairs WC.

Upstairs, there are three well-proportioned bedrooms, including a main bedroom with ensuite, along with a modern family bathroom.

Outside, the property enjoys a beautifully maintained rear garden with a patio seating area and lawn, plus a driveway and single garage providing ample off-road parking.

Set within a quiet, well-regarded development, this home is ideal for families and professionals seeking a move-in-ready property close to local amenities, excellent transport links and the surrounding countryside.



### ENTRANCE HALL

Entrance door to property with obscure sidelights, doors through to kitchen/diner, WC and lounge and stairs to first floor.

### KITCHEN/DINER

18'11" x 10'9" (5.77 x 3.28)

A variety of wall and base units, built-in oven and grill, gas hob with extractor fan, 1 1/2 bowl sink with mixer tap and drainer, integrated fridge/freezer and dishwasher, two central heating radiators, dual aspect to front and side, UPVC double glazed French doors with sidelights to garden and door through to utility room.

### UTILITY ROOM

7'1" x 5'8" (2.18 x 1.75)

Wall and base units, sink with mixer tap and drainer, space for washing machine and tumble dryer, under stairs storage, a central heating radiator and rear entrance door.

### WC

5'6" x 3'8" (1.70 x 1.14)

Low level flush WC, wash hand basin with mixer tap and a central heating radiator.

### LOUNGE

18'11" x 10'8" (5.77 x 3.27)

Dual aspect to front and side and two central heating radiators.

### LANDING

A central heating radiator, UPVC double glazed window to rear, airing cupboard housing combi gas boiler and doors through to bedroom 1, 2, 3 and bathroom.

### BEDROOM 1

12'0" x 10'10" (3.68 x 3.31)

A central heating radiator, fitted wardrobe, UPVC double glazed window to front and door through to ensuite.

### ENSUITE

7'1" x 6'6" (2.18 x 2.00)

Low level flush WC, wash hand basin with mixer tap, glass shower enclosure, a heated towel rail and UPVC double glazed obscure window to side.

### BEDROOM 2

10'9" x 10'0" (3.30 x 3.05)

A central heating radiator and UPVC double glazed window to front.

### BEDROOM 3

10'11" x 8'7" (3.35 x 2.63)

A central heating radiator and UPVC double glazed window to side.

### BATHROOM

7'3" x 6'5" (2.22 x 1.98)

Low level flush WC, wash hand basin with mixer tap, bath with mixer tap and shower over, heated towel rail and UPVC double glazed obscure window to front.

### GARAGE

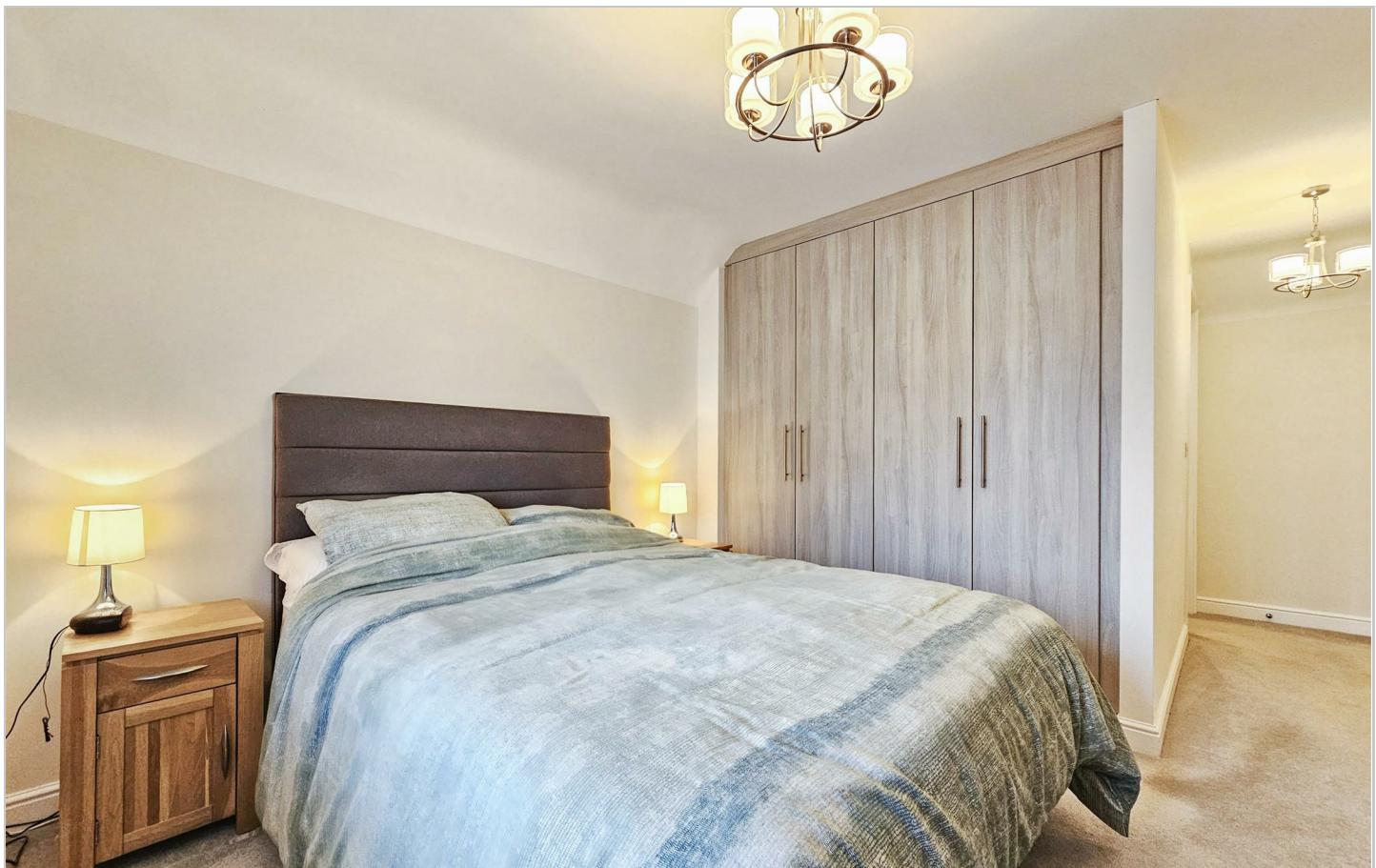
Power and lighting.

### OUTSIDE

The garden features a paved patio seating area leading onto a well-maintained lawn with attractive planted borders filled with established shrubs and flowering plants, also including electric points and an outside water tap. A side gate provides convenient access to the driveway and garage. There is also movement detecting lighting on the garden, driveway and front door.



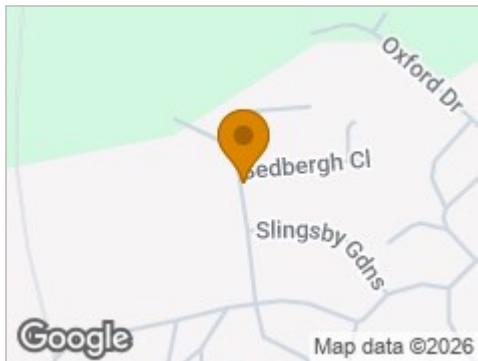




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Road Map



Hybrid Map



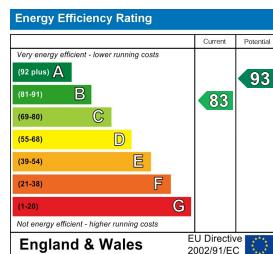
Terrain Map



## Viewing

Please contact our Emma Terry Homes Office on 0115 966 57 41 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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