



34 Fairdale Drive  
Newthorpe Nottingham NG16 2FG

£310,000



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This delightful three-bedroom bungalow, quietly tucked away, is beautifully presented throughout and offers well-appointed accommodation in a highly desirable setting.

The internal accommodation comprises an inviting entrance hallway, a modern breakfast kitchen, a spacious lounge diner, and a lovely conservatory overlooking the stunning rear garden. There are three well-proportioned bedrooms and a modern shower room.

Externally, the property benefits from a driveway leading to a detached garage, with secure gated side access to the superbly landscaped rear garden. The garden features a formal lawn, patio seating area, greenhouse, and an attractive range of mature plants, trees, and flowers creating a wonderful outdoor space to enjoy.

Offered to the market with no upward chain, this exceptional property is expected to generate high levels of interest and is ideally situated within the popular residential location of Newthorpe.





### Entrance Hallway

Double glazed front door leads into the hallway with doors off, airing cupboard, loft hatch & radiator .

### Lounge/Diner

17'0" x 11'11" (5.18m x 3.63m)

Modern flueless gas fire, spot lights, carpet flooring, radiator & double glazed French doors into conservatory.



### Conservatory

9'10" x 8'6" (3.00m x 2.59m)

PVC roof, double glazed French doors to garden & sliding patio door into lounge.

### Kitchen

11'9" x 11'2" (3.58m x 3.40m)

Range of base, wall & drawer units with laminate worktop over, stainless steel sink & drainer with mixer tap, tiled splash back, electric oven & gas hob with extractor over, space for fridge/freezer, washing machine, Baxi wall mounted boiler, spot lights, radiator, laminate flooring & double glazed window to the front elevation.



### Bedroom One

11'11" x 11'8" (3.63m x 3.56m)

Dado rail, carpet flooring, radiator & double glazed window to the rear elevation.



### Bedroom Two

11'8" x 9'2" (3.56m x 2.79m)

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



### Bedroom Three

8'9" x 7'2" (2.67m x 2.18m)

Free standing cupboard, carpet flooring, radiator & double glazed window to the rear elevation.

### Shower Room

8'7" x 5'4" (2.62m x 1.63m)

Three piece suite with walk-in shower, low flush WC, wash hand basin, cupboard, heated towel rail, vinyl flooring & frosted double glazed window to the front elevation.



### Outside

#### Front Garden

Lawned garden with tarmac drive to side, leading to detached garage.

#### Detached Garage

17'3" x 8'2" (5.26m x 2.49m)

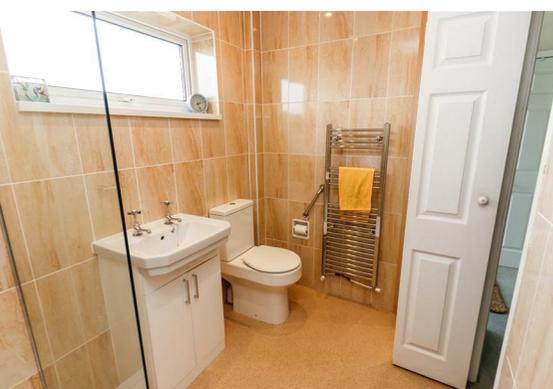
With electric up & over door, power & lighting.

#### Rear Garden

Paved patio area, lawned area with stocked borders, plants, trees & shrubs, wooden shed, wooden potting shed, cold water tap, gateway to side of property.

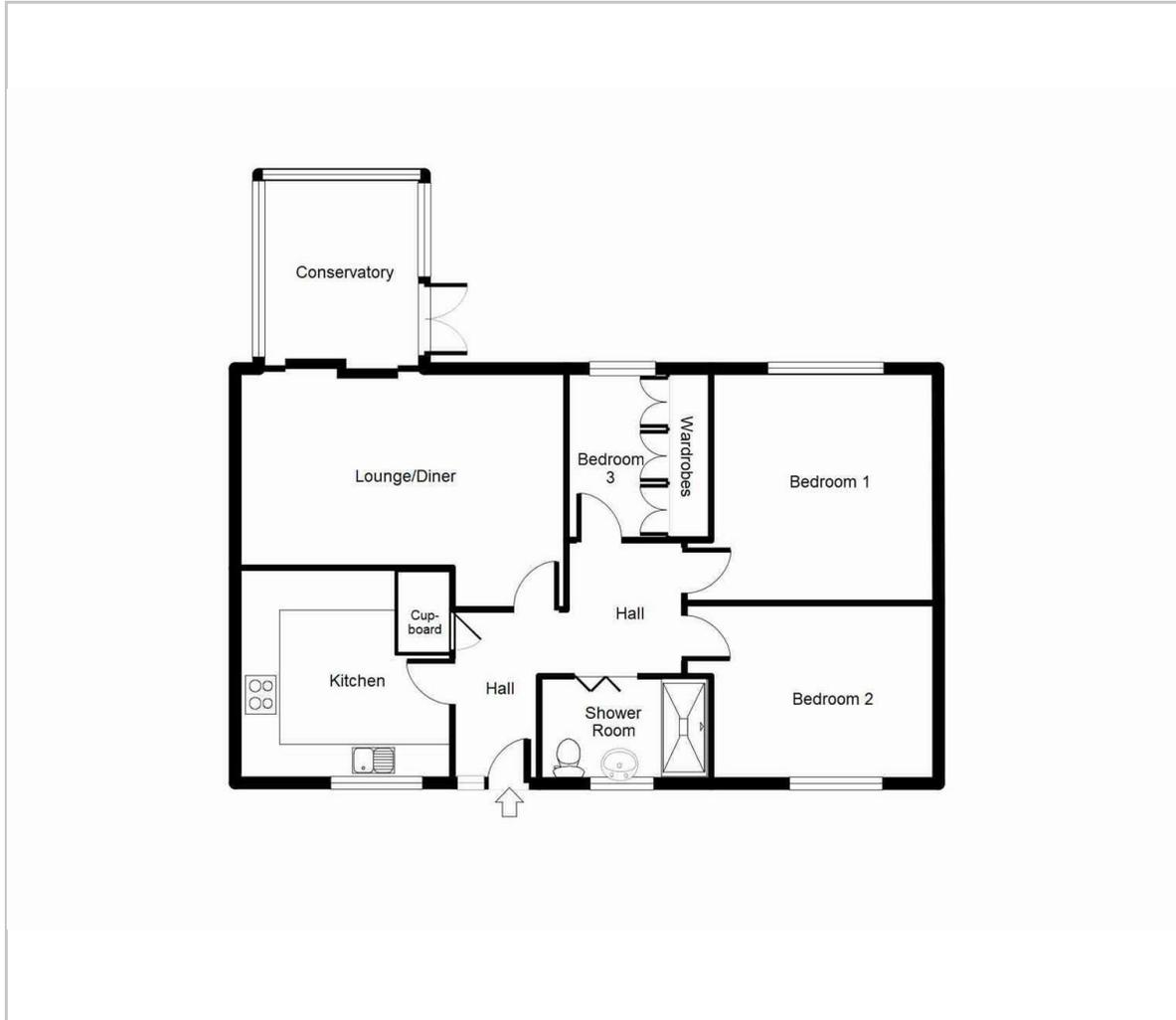
#### Council Tax Band

Council Tax Band C





## Floor Plan



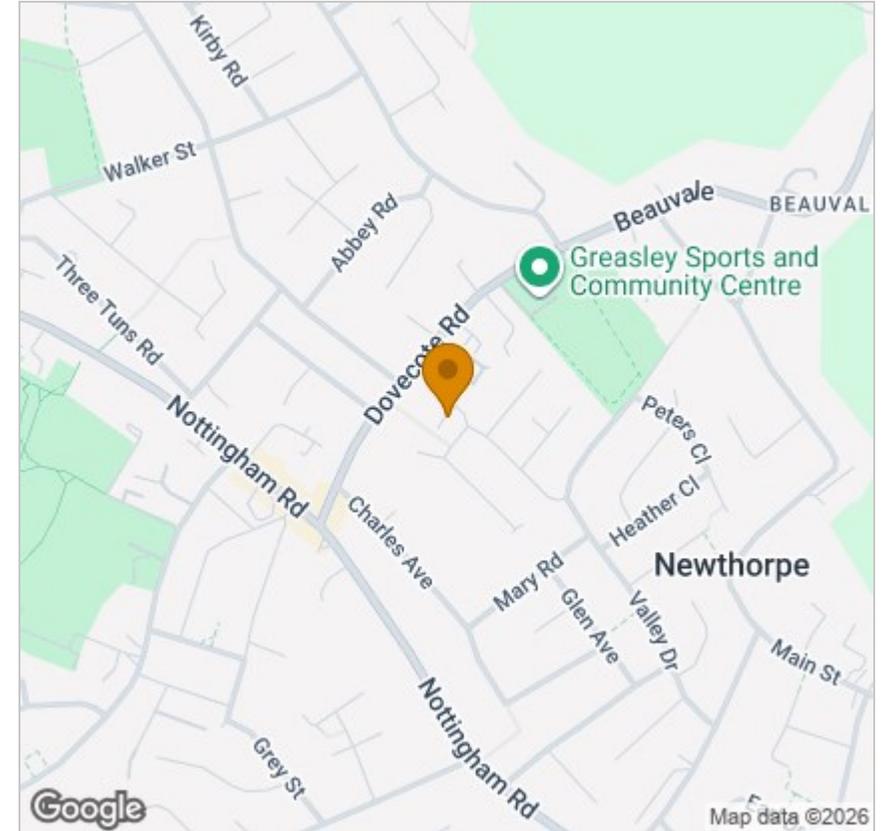
## Viewing

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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## Area Map



## Energy Efficiency Graph

