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**TAYLOR BROWN
& SIMMS**

ESTATE AGENTS

Lower Beauvale, Newthorpe, Nottinghamshire, NG16 3PY **£265,000**



FEATURES:

- THREE GOOD SIZED BEDROOMS
- THROUGH LOUNGE DINER
- MODERN FITTED KITCHEN DINER
- ENTRANCE PORCH / HALLWAY
- MODERN FOUR PIECE BATHROOM
- SOUGHT AFTER LOCATION
- ENCLOSED REAR GARDEN
- DRIVEWAY AND DETACHED GARAGE
- AVAILABLE NOW
- GREAT FAMILY HOME.

COUNCIL TAX BAND: B EPC RATING: C

Entrance Hallway

Stairs to the first floor, radiator, door to lounge.

Lounge

5.61 m x 3.36 m (18'5" x 11'0")
UPVC window to front, UPVC patio doors to rear, feature fireplace, radiator, door to kitchen diner.

Kitchen diner

5.59 m x 3.22 m (18'4" x 10'7")
UPVC windows to front and rear aspect, UPVC door to side aspect, fitted modern kitchen with base and wall units with work top, sink unit, plumbing for washing machine, space for drier, integrated oven, hob and extractor above, under stairs storage cupboard, radiator, vinyl flooring.

First floor landing

Doors to bedrooms and bathroom, storage cupboard, loft access.

Bedroom One

3.38 m x 3.19 m (11'1" x 10'6")
UPVC Window to front aspect, radiator.

Bedroom Two

3.40 m x 2.32 m (11'2" x 7'7")
UPVC window to rear aspect, radiator.

Bedroom Three

3.22 m x 2.13 m (10'7" x 7'0")
UPVC window to front aspect, radiator, over stairs storage cupboard.

Bathroom

UPVC window to rear aspect, four piece modern suite comprising of shower cubicle, panelled bath, WC and pedestal hand wash, vinyl flooring, part tiled walls, radiator.

Outside

To the front of the property is ample off street parking, double gated access leading to a further parking area and single detached garage.

To the rear is a beautiful garden with lawned area, patio area and being enclosed via panelled fencing, backing onto open fields.

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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