



Greenacres Close  
Newthorpe Nottingham

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# Greenacres Close Newthorpe Nottingham NG16 2DB

for sale  
**£270,000**



## Property Description

Set on the edge of Newthorpe overlooking open fields this three bedroom mid-terrace property in the popular location of Newthorpe, Nottingham. Greenacres is ideally situated in close proximity to a wide range of local amenities including shops, schools, Giltbrook Retail Park and major road links including the A610 and M1 Motorway. In brief the property comprises of entrance porch, hallway, kitchen, lounge, diner, three double bedrooms, family bathroom, utility area, gardens to both front and rear and a driveway with a garage. The property is both gas centrally heated and has UPVC double glazing throughout. The views to the rear are stunning and there is easy access to stunning countryside walks. This property must be viewed to be appreciated so contact Burchell Edwards today to setup your private appointment!

## Entrance Porch

Having original hardwood flooring, double glazed window to the front and a door to the side as well as having a door leading into the entrance hall.

## Entrance Hall

Having original hardwood flooring, radiator, stairs leading to the first floor and door leading to the kitchen and lounge.

## Lounge

12' 10" x 11' 1" max ( 3.91m x 3.38m max )  
Having far reaching views of the fields, original flooring, radiator and double glazed patio doors leading out to the garden.

## Kitchen

12' 8" x 8' 4" ( 3.86m x 2.54m )  
A fitted kitchen having a range of wall and base units with complementary work surfaces over with an inset one and a half bowl sink and drainer unit with mixer tap over. There is a breakfast bar, a dishwasher, space for a free standing fridge/freezer and cooker with extractor hood over. Having a double glazed window to the front and original hardwood.

## Dining Area

10' 8" x 9' 4" ( 3.25m x 2.84m )  
Having double glazed patio doors to the rear leading out to the garden, radiator and original hardwood flooring.



## First Floor

### Landing

Giving access to the three bedrooms, family bathroom and utility.

### Bedroom One

13' 1" x 12' 3" into recess ( 3.99m x 3.73m into recess )

Having a double glazed window to the rear overlooking the far reaching views, radiator and carpet flooring.

### Bedroom Two

10' 9" x 9' 3" ( 3.28m x 2.82m )

Having a double glazed window to the rear overlooking the far reaching views, storage cupboard, radiator and carpet flooring.

### Bedroom Three

10' 5" x 8' 4" ( 3.17m x 2.54m )

Having a double glazed window to the front, storage cupboard, radiator and carpet flooring.

### Bathroom

A fitted suite comprising of a bath with shower over, wash hand basin and W/C. With tiling to the splashbacks, tiled flooring and a double glazed obscure window to the front.

### Utility

Having space and plumbing for a washing machine, combi boiler, space for a tumble dryer and worksurface over.

## Outside

### Front

To the front of the property there is a small lawn as well as a driveway providing ample off road parking and leads to the single integrated garage with up and over door, light and power.

### Rear

To the rear you will find a paved patio area, a generous lawn and benefits from stunning open views over nearby countryside!

### Garage

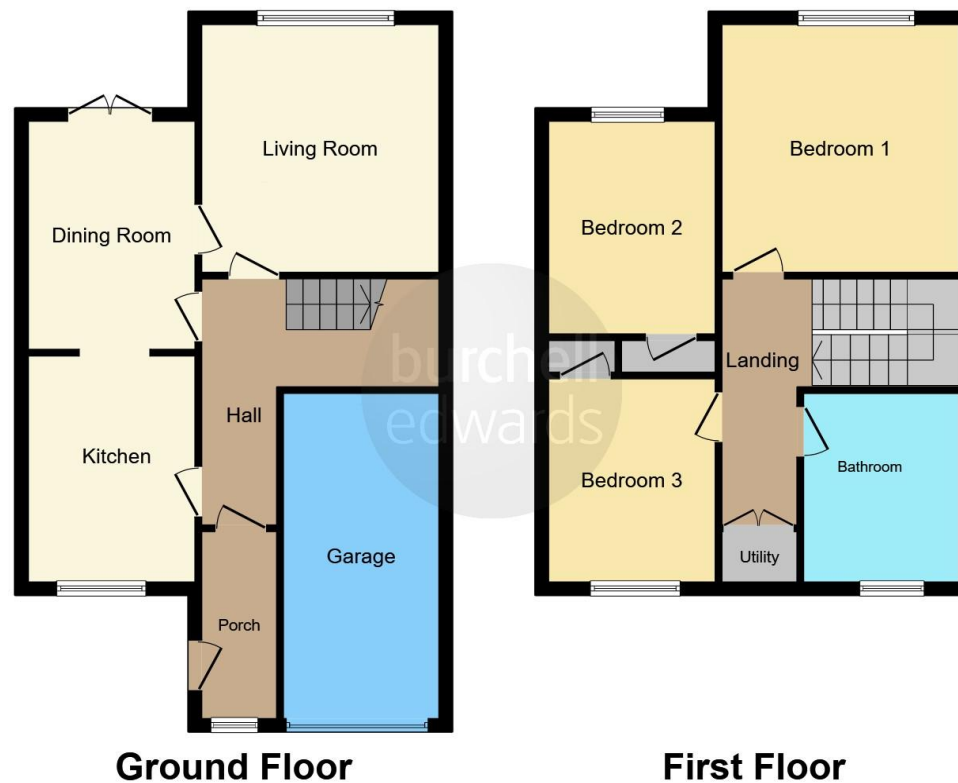
18' 8" x 8' 8" ( 5.69m x 2.64m )

Having power and electrics.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Burchell Edwards on

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EPC Rating: C    Council Tax  
 Band: B

Tenure: Freehold

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