



Newthorpe Common  
Newthorpe Nottingham

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edwards

# Newthorpe Common Newthorpe Nottingham NG16 2EH

for sale offers over  
**£170,000**



## Property Description

Situated in the sought-after location of Newthorpe Common, this well-presented two-bedroom semi-detached home offers comfortable living space and a beautifully landscaped rear garden.

Internally, the property comprises a cosy living room with feature fireplace, a separate dining room with stairs to the first floor and access into a fitted kitchen, complete with a range of wall and base units and door leading to the rear garden. The ground floor also benefits from a family bathroom. To the first floor are two well-proportioned bedrooms.

Externally, the property enjoys an attractive frontage with gravelled garden, shrubs and driveway parking, along with side access. The rear garden is a particular highlight, offering a generous artificial lawn, private hedging and multiple seating areas, ideal for both relaxing and entertaining. A summer house provides additional useful space with power and electrics whilst two outbuildings offer additional storage.

Further benefits include an alarm system and 12 privately owned solar panels, enhancing energy efficiency.

## Living Room

A cosy and welcoming space featuring a front-facing double-glazed window, carpeted flooring and a feature fireplace creating a central focal point. Additional benefits include wall mounted radiators, built-in storage cupboards and a UPVC front door, with wooden internal doors leading through to the dining room.

## Dining Room

A well-proportioned dining space with vinyl flooring and a wall mounted radiator. Stairs rise to the first floor and there is an understairs storage cupboard. Open access is provided through an archway into the kitchen.

## Kitchen

Fitted with a range of matching wall and base units with work surfaces over, incorporating an inset stainless-steel sink and drainer. Integrated electric oven with gas hob and tiled splashbacks. There is plumbing and space for a washing machine as well as a tumble dryer and slimline dishwasher, space for a fridge freezer, a rear-facing double-glazed window and a UPVC door providing access to the garden and finished with vinyl flooring.

## Ground Floor Bathroom

Fitted with a bath and shower over, low level WC and wash hand basin. Features include vinyl flooring, tiled splashbacks, and a double-glazed opaque window to the rear. A useful storage cupboard houses the boiler and water tank.

## First Floor Landing

Carpeted landing providing access to all first-floor accommodation.

## Bedroom One

A good-sized double bedroom featuring carpeted flooring, a wall mounted radiator and a double-glazed window to the front elevation.

## Bedroom Two

A further bedroom with carpeted flooring, wall mounted radiator and a double-glazed window overlooking the rear garden.

## Externals

To the front of the property is an attractive frontage with a low-level fence, established bushes and shrubs, benefitting from gravelled driveway parking, along with side access leading to the rear garden.

The rear garden is beautifully maintained and private, featuring a generous artificial lawn, mature hedging and well-stocked borders. A gravelled and decked seating area provides an ideal space for outdoor dining, with a further seating area to the rear alongside a summer house and two outbuildings.

## Summer House

A wooden building located at the end of the rear garden, the summer house has been converted and benefits from electrics and power sockets, offering versatile use such as a home office, hobby space or garden retreat.

## Outbuildings

External buildings, previously coal sheds suitable for storage.

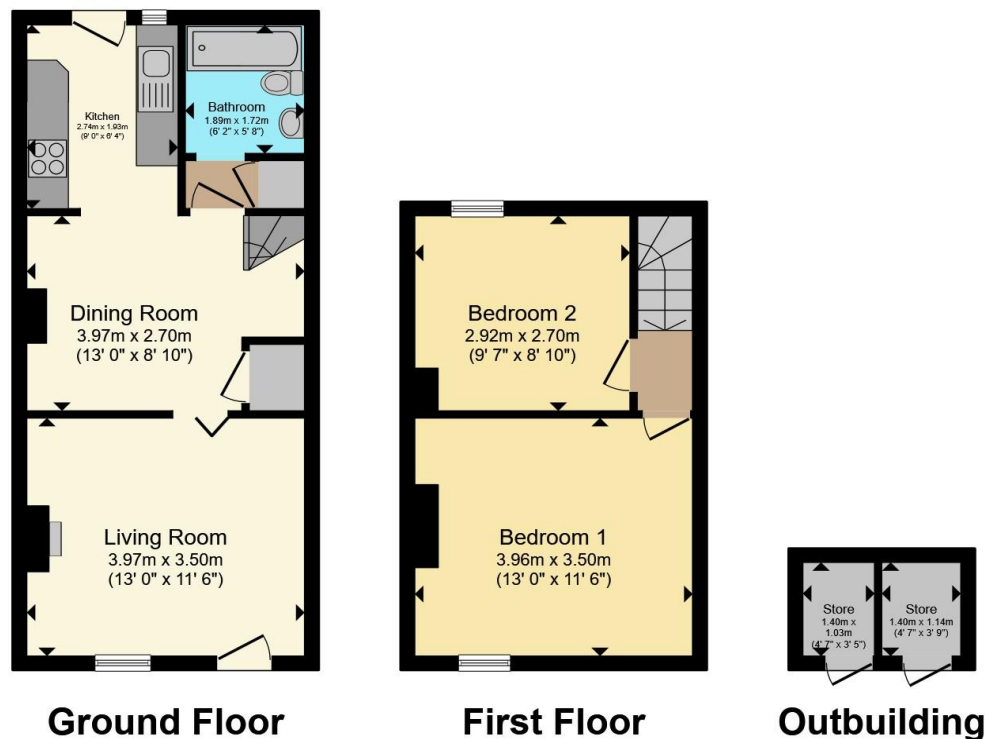
## Agent Note

Solar Panels to remain. Ask your agent for further information.









Total floor area 66.1 m<sup>2</sup> (712 sq.ft.) approx

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EPC Rating: Council Tax  
 Awaited Band: A

Tenure: Freehold

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