

Property details **approval form**

24 Gorse Close, Newthorpe, Nottingham, Nottinghamshire, England, NG16 2BZ

Date: 06 August 2026

Property Ref and Version: EWD207797 - 0007

Selling your home with us!



○ Let's get your property sold!

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Directions |
| 3. Short Description | 7. Property Images |
| 4. Long Description | 8. Floor Plan |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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○ Price

£325,000

Tenure: Freehold

○ Key Features

- > Energy Rating: C
- > Two extensions creating versatile accommodation
- > Long driveway with parking for around five vehicles
- > Separate caravan or motorhome standing
- > Attractive outlook across open meadowland
- > South-west facing rear garden enjoying afternoon and evening sunshine
- > Large, detached workshop with electricity, lighting, sink, worktops and storage
- > Dual-aspect principal bedroom with dressing room
- > Popular residential location of 'The Daisy Farm Estate'

○ Short Description

The property would be particularly attractive to growing families, professionals working from home, buyers needing workshop space, caravan or motorhome owners, gardening enthusiasts, multi-generational families and those seeking spacious single-storey living.

○ Long Description

A well-presented and substantially extended four-bedroom detached bungalow occupying a desirable corner plot of approximately 684 square metres on the sought-after Gorse Close in Newthorpe.

Offering spacious and highly versatile accommodation throughout, the property features two generous reception rooms, a fitted dining kitchen, separate utility room, family bathroom, and a convenient cloakroom/W.C. Natural light floods the interior, creating a bright and welcoming atmosphere that is ideally suited to modern family living.

Externally, the property benefits from extensive off-road parking, a mature south-west-facing garden, an excellent workshop, and a delightful outlook across the adjoining meadow. Far more than simply an extended bungalow, this exceptional home combines flexible living space, outstanding practicality, and an enviable setting, making it a standout opportunity when compared with many similar properties currently available.

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○ Room Description

Entrance	A welcoming U-shaped entrance hall providing access to both extensions and the original accommodation.
Lounge Diner	A generous reception room centred around an impressive feature fireplace with a substantial stone hearth and matching stone lintel, complemented by a large picture window overlooking the front garden.
Utility	The utility room is a practical and well-equipped space, featuring extensive fitted storage cupboards and additional integrated cupboard space to maximise organisation. There is plumbing for a washing machine, space for a tumble dryer, and a stainless steel sink with mixer tap for added convenience. A radiator provides comfort, while direct access to the side of the property offers practicality for everyday living. The room also houses the combi boiler and consumer unit, making it an ideal dedicated utility area separate from the main kitchen.
Kitchen	The kitchen is spacious and exceptionally well appointed, featuring an extensive range of fitted wall and base units that provide excellent storage, along with generous worktop space for food preparation. Integrated appliances include a dishwasher, an eye-level oven with microwave above, and a gas hob, while a stainless steel sink with a modern mixer tap sits beneath stylish tiled splashbacks for easy maintenance. Practical laminate flooring and a radiator add everyday comfort. Natural light floods the room through a skylight and additional sun tube, creating a bright, airy, and welcoming space ideal for both cooking and entertaining.
W.C	Comprising of a W.C sink basin, frosted window, laminate flooring and a radiator.
Bathroom	The family bathroom is bright and well presented, benefiting from two windows, including a frosted side-facing window, which fill the room with an abundance of natural light while maintaining privacy. The suite comprises a low-level W.C., a wash hand basin with mixer tap and useful storage beneath, and a panelled bath with shower over and separate handheld attachment. Partially tiled walls and tiled flooring provide a practical and stylish finish, while a radiator and heated towel rail add comfort and convenience to this well-appointed space.
Second Reception Room	This superb additional reception room is generously proportioned and flooded with natural light, thanks to full-height French doors with glazed side panels that create a bright and welcoming atmosphere. The room is finished with durable laminate flooring and benefits from a radiator, ensuring comfort throughout the year. The French doors provide seamless access onto the terraced block-paved seating area, while also framing delightful views across the beautifully landscaped gardens and open meadow beyond. Versatile in its use, this attractive space is ideally suited to family living, entertaining guests, or as a formal dining area.
Bedroom One	This spacious dual-aspect bedroom enjoys pleasant views to both the front and rear elevations, creating a bright and airy atmosphere throughout. The room features comfortable carpeted flooring, a radiator for year-round warmth, and a skylight that enhances the space with additional natural light. A UPVC double-glazed window to the rear elevation further illuminates the room, while a generous walk-in dressing room and built-in wardrobe provide excellent storage solutions, making this a well-appointed and versatile bedroom.

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○ Room Description

Bedroom Two

A UPVC double-glazed window to the rear elevation allows natural light into the room, complemented by easy-to-maintain laminate flooring and a radiator providing warmth and comfort.

Bedroom Three

Laminate flooring runs throughout, complemented by a radiator for added comfort, while a UPVC double-glazed window to the rear elevation allows plenty of natural light to brighten the space. This room enjoys attractive views across the rear patio, mature gardens and open meadow beyond.

Bedroom Four

Featuring a UPVC double-glazed window, practical laminate flooring throughout, and a radiator.

Garden

A generously sized garden that wraps around the property, offering a large workshop shed, a well-maintained lawned area, and a patio ideal for outdoor seating, complete with attractive raised beds.

Front

A long driveway providing parking for around five vehicles together with separate caravan or motorhome standing, lawn, gravelled areas, mature planting and access around both sides of the property.

Rear

A beautifully landscaped south-west facing rear garden with a terraced block-paved seating area outside the French doors, generous lawn, private gravelled seating area, mature trees and planting, raised ornamental pond, additional storage shed and gated access into the side alleyway leading to the public footpath and meadow beyond.

Workshop

A substantial detached workshop fitted with electricity, lighting, sink, worktops, extensive storage and double-glazed windows, ideal for hobbies, DIY or crafts.

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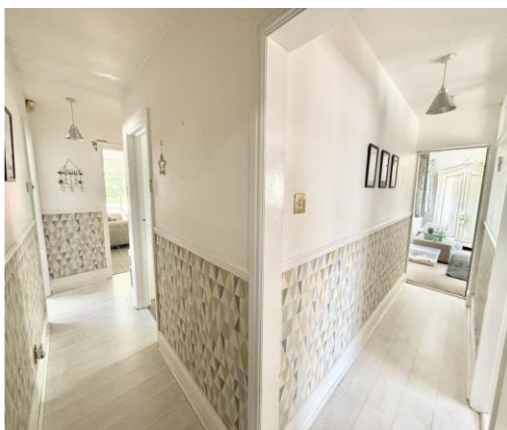
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Floor Plan



Bungalow

Total floor area 128.3 sq.m. (1,381 sq.ft.) approx

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). Plan produced for Purplebricks. Powered by www.focalagent.com

Approval

Signature		Date
Scarlett Lawson		06.08.2026
Vendor		