



Primrose Rise
Newthorpe Nottingham

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Primrose Rise Newthorpe Nottingham NG16 2BB

for sale offers in the region of
£240,000



Property Description

Primrose Rise, Newthorpe

Burchell Edwards are pleased to present this spacious three-bedroom detached home situated within the popular residential area of Newthorpe. Offering excellent potential throughout, this property is ideal for buyers seeking a renovation project, investors, or those looking to create a family home tailored to their own tastes and requirements.

The accommodation comprises an entrance porch leading into the hallway, a generous living room, dining room and a kitchen offering direct access to the rear garden. To the first floor are three well-proportioned bedrooms, a shower room, and a separate WC.

Externally, the property benefits from a concrete driveway providing off-road parking and access to the garage, together with lawned gardens and established shrubs to the front. The enclosed rear garden features a patio seating area, lawn, decorative slate section, and gated side access.

Requiring modernisation throughout, this detached property presents an excellent opportunity to add value and personalise a home in a sought-after location. Conveniently positioned close to local amenities, schools, transport links, and commuter routes, Primrose Rise offers spacious accommodation, off-road parking, and fantastic investment potential.

Early viewing is highly recommended to appreciate the size and opportunity on offer.

Porch

Entered via a front-facing door, the porch features windows to the front and side elevations, carpet flooring, and provides access through to the entrance hall.

Hallway

Welcoming entrance hall with carpet flooring, a wall-mounted radiator, and staircase rising to the first-floor accommodation.

Living Room

Spacious reception room benefiting from a double glazed window to the front elevation and a wall-mounted radiator.

Dining Room

Second reception room benefiting from a double glazed window to the rear elevation and a wall-mounted radiator.

Kitchen

Fitted with a range of base-mounted units, offering space for a freestanding oven and an integrated fridge-freezer. The room also comprises an inset stainless steel sink and drainer, double glazed window to the rear elevation, and a UPVC door providing access to the rear garden.

First Floor Landing

First-floor landing with a double glazed window to the side elevation and access to all bedrooms and bathroom facilities.

Bedroom One

Double bedroom featuring carpet flooring, wall-mounted radiator, and double glazed windows to the front elevation.

Bedroom Two

Good-sized bedroom with carpet flooring, wall-mounted radiator, and double glazed window overlooking the rear garden.

Bedroom Three

Bedroom offering carpet flooring, wall-mounted radiator, and double glazed window to the front elevation.

Shower Room

Comprising a ceramic wash hand basin and walk-in shower area, complemented by tiled walls, shower flooring, and a double glazed opaque window to the rear elevation.

Wc

Fitted with a ceramic WC, vinyl flooring, half-height tiled walls, and a double glazed opaque window to the rear elevation.

Externals

To the front, the property benefits from a concrete driveway leading to the garage, alongside a lawned area with established bushes and shrubs. A side access door leads through to the rear garden.

Enclosed by fencing, the rear garden features a lawned area, slabbed patio, decorative loose slate section, and side gated access.

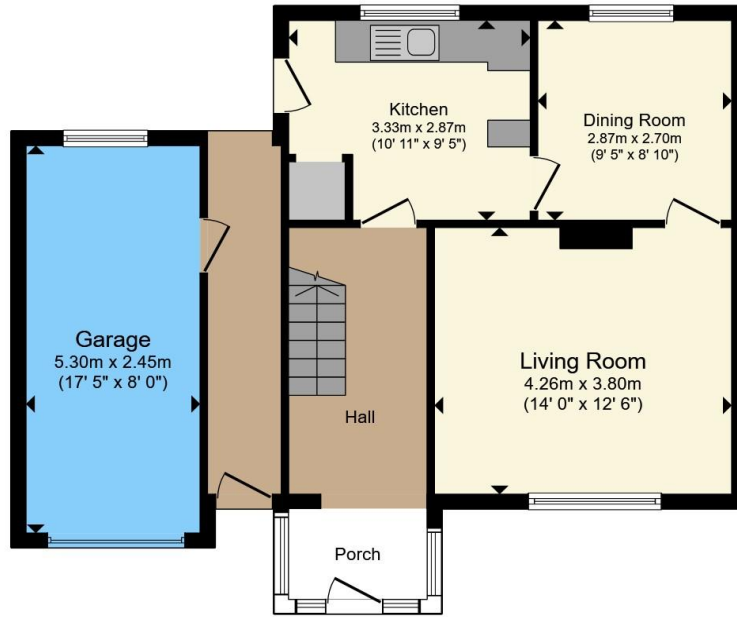
Garage

Single garage with sheet up and over door.









Ground Floor



First Floor

Total floor area 104.5 m² (1,125 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). Powered by www.propertybox.io



To view this property please contact Burchell Edwards on

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134 Nottingham Road Eastwood
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EPC Rating: Council Tax
 Awaited Band: C

Tenure: Freehold

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