

# Emma Terry Homes

*moving made personal*



29 Sedbergh Close

Newton, Nottingham, NG13 8ZG

Asking price £375,000



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Located in the village of Newton, this modern three-bedroom detached home offers stylish and contemporary living throughout.

The ground floor features a bright lounge, an open-plan kitchen diner with French doors leading to the garden, a separate utility room, and a downstairs WC.

Upstairs, there are three well-proportioned bedrooms, including a main bedroom with ensuite, along with a modern family bathroom.

Outside, the property enjoys a beautifully maintained rear garden with a patio seating area and lawn, plus a driveway and single garage providing ample off-road parking.

Set within a quiet, well-regarded development, this home is ideal for families and professionals seeking a move-in-ready property close to local amenities, excellent transport links and the surrounding countryside.



### ENTRANCE HALL

Entrance door to property with obscure sidelights, doors through to kitchen/diner, WC and lounge and stairs to first floor.

### KITCHEN/DINER

18'11" x 10'9" (5.77 x 3.28)

A variety of wall and base units, built-in oven and grill, gas hob with extractor fan, 1 1/2 bowl sink with mixer tap and drainer, integrated fridge/freezer and dishwasher, two central heating radiators, dual aspect to front and side, UPVC double glazed French doors with sidelights to garden and door through to utility room.

### UTILITY ROOM

7'1" x 5'8" (2.18 x 1.75)

Wall and base units, sink with mixer tap and drainer, space for washing machine and tumble dryer, under stairs storage, a central heating radiator and rear entrance door.

### WC

5'6" x 3'8" (1.70 x 1.14)

Low level flush WC, wash hand basin with mixer tap and a central heating radiator.

### LOUNGE

18'11" x 10'8" (5.77 x 3.27)

Dual aspect to front and side and two central heating radiators.

### LANDING

A central heating radiator, UPVC double glazed window to rear, airing cupboard housing combi gas boiler and doors through to bedroom 1, 2, 3 and bathroom.

### BEDROOM 1

12'0" x 10'10" (3.68 x 3.31)

A central heating radiator, fitted wardrobe, UPVC double glazed window to front and door through to ensuite.

### ENSUITE

7'1" x 6'6" (2.18 x 2.00)

Low level flush WC, wash hand basin with mixer tap, glass shower enclosure, a heated towel rail and UPVC double glazed obscure window to side.

### BEDROOM 2

10'9" x 10'0" (3.30 x 3.05)

A central heating radiator and UPVC double glazed window to front.

### BEDROOM 3

10'11" x 8'7" (3.35 x 2.63)

A central heating radiator and UPVC double glazed window to side.

### BATHROOM

7'3" x 6'5" (2.22 x 1.98)

Low level flush WC, wash hand basin with mixer tap, bath with mixer tap and shower over, heated towel rail and UPVC double glazed obscure window to front.

### GARAGE

Power and lighting.

### OUTSIDE

The garden features a paved patio seating area leading onto a well-maintained lawn with attractive planted borders filled with established shrubs and flowering plants, also including electric points and an outside water tap. A side gate provides convenient access to the driveway and garage. There is also movement detecting lighting on the garden, driveway and front door.









Road Map



Hybrid Map



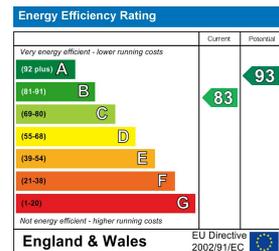
Terrain Map



Viewing

Please contact our Emma Terry Homes Office on 0115 966 57 41 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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