



51 Eldon Green, Tuxford, NG22 0GZ



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£175,000



KEY FEATURES

- NO UPWARD CHAIN
- STYLISH THREE-BEDROOM TOWNHOUSE SET ACROSS THREE FLOORS
- GENEROUS PRINCIPAL BEDROOM FEATURING A PRIVATE EN SUITE SHOWER ROOM
- ENCLOSED TIERED REAR GARDEN
- SOLAR PANELS AND AIR SOURCE HEAT PUMP
- CLOSE TO WELL-REGARDED SCHOOLS AND LOCAL EDUCATIONAL FACILITIES
- EPC RATING 'TBC'
- FREEHOLD





This distinguished three-bedroom townhouse presents an excellent opportunity for those seeking a modern, energy-efficient home in Tuxford, Nottinghamshire. Elegantly arranged across three floors, the property offers spacious accommodation and versatile living spaces, with thoughtful design apparent throughout. The residence benefits from a freehold tenure and features a contemporary approach to energy efficiency, including solar panels and an air source heat pump. The EPC rating for this property is 'TBC'.



Upon entering, residents are welcomed by an inviting hallway leading to two sizeable public rooms, ideal for relaxing or entertaining. The spacious kitchen diner is designed to accommodate dining and culinary pursuits, forming the hub of the home. The principal bedroom is notably generous and enjoys the added advantage of a private en suite shower room, providing enhanced comfort and privacy. Two further well-proportioned bedrooms and an additional bathroom ensure ample accommodation for family members or guests.



The property boasts a well-maintained, enclosed tiered rear garden, offering opportunities for recreation and outdoor enjoyment in a private setting. For convenience and security, the townhouse also includes a garage for parking. There is no upward chain, streamlining the purchase process for prospective buyers seeking a timely move.

Local area

Situated in Tuxford, Nottinghamshire, this residence occupies a prime position in a locality renowned for its strong sense of community and convenient amenities. The home is in close proximity to well-regarded schools and a range of local educational facilities, making it a practical choice for families. Excellent commuter links are accessible via the nearby A1 and A57, allowing for straightforward access to surrounding towns and major cities. The area provides a blend of rural charm and modern convenience, positioning this townhouse as an appealing choice for a variety of purchasers.

Entrance Hallway

Accessed via a UPVC entrance door with double glazed glass and matching side panel. The hallway includes a panel radiator and stairs rising to the first-floor accommodation.

Kitchen Area 2.32m x 3.46m (7'7" x 11'5")

Fitted with a range of wall and base units, complemented by a partial island. The kitchen includes an integrated oven, four-ring electric hob, and a 1¼ bowl sink with drainer and mixer tap. There is space for an under-counter fridge, space and plumbing for a freestanding dishwasher, and a double glazed window overlooking the rear garden.

Dining Area 3.14m x 3.69m (10'4" x 12'1")

A well-proportioned space with a double glazed window to the front aspect, panel radiator, carpeted flooring, and a useful under-stairs storage cupboard.

Utility Room 1.66m x 2.31m (5'5" x 7'7")

A practical space with a UPVC door featuring obscure double glazing. Fitted with wall-mounted cupboards and a countertop, with under-counter space for a



freestanding freezer and space and plumbing for a washing machine.

Downstairs WC

Dual flush WC, panel radiator and sink with mixer tap.

First Floor

Living Room 4.1m x 4.06m (13'6" x 13'4")

A bright reception room featuring wood-effect flooring and a window to the front aspect.

Bedroom Two 3.07m x 2.86m (10'1" x 9'5")

With a double glazed window to the rear aspect and carpeted flooring throughout.

Second Floor

Landing

With access to loft storage and additional storage space.

Bedroom One 2.6m x 4.14m (8'6" x 13'7")

A spacious bedroom with a double glazed window to the front aspect, panel radiator, and carpeted flooring.

Ensuite

Fitted with a quadrant shower cubicle with wall-mounted shower and shower head, pedestal wash hand basin with mixer tap, and low flush WC. Also includes a radiator.

Bedroom Three 2.74m x 1.93m (9'0" x 6'4")

A further bedroom with a double glazed window to the rear aspect and radiator.

Bathroom 1.8m x 1.68m (5'11" x 5'6")

Comprising a panel bath, pedestal wash hand basin, and low flush WC, with a radiator.



Externally

Front of the property

A small path leading to the front door with a side gate that offers access to the rear garden.

Rear Garden

A private and enclosed tiered garden featuring lawned area and a patio area, ideal for outdoor seating and entertaining. There is also a detached garage with allocated parking for one vehicle to the rear, with gated access to the rear garden.

The property is also heated by an Air Source Heat Pump and has solar panels for efficient heating.

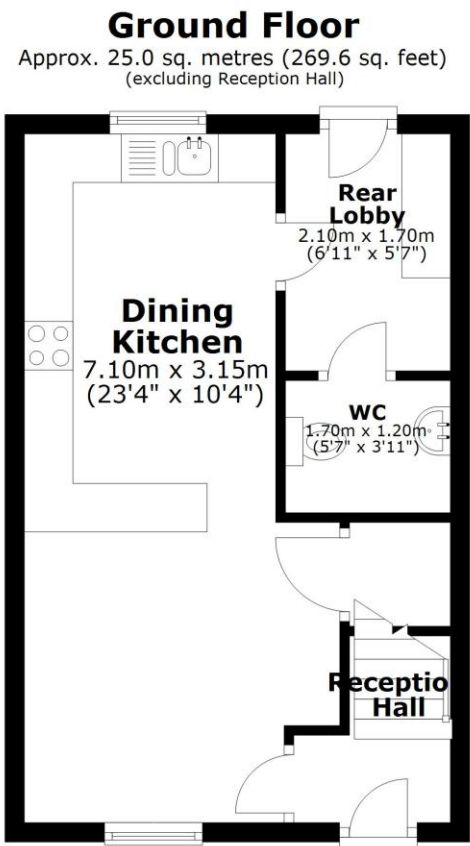
Disclaimer

Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed, If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. The floor plan shown in these particulars is for illustrative purposes only and should not be interpreted as a scaled drawing. Any site measurements given are subject to site survey.

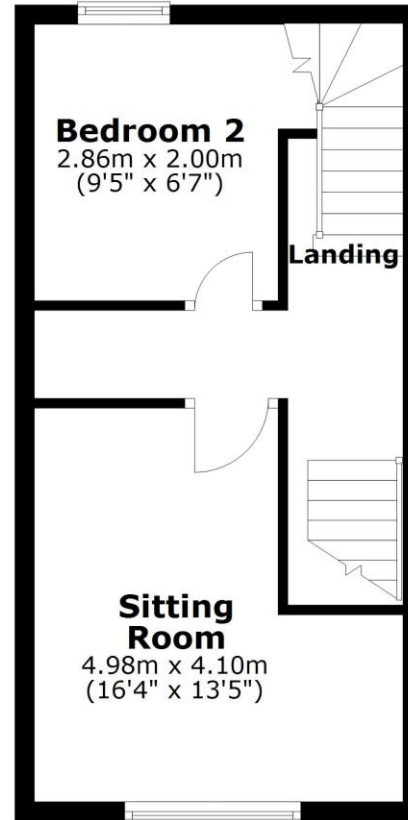
Services

We wish to advise prospective purchasers that we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective purchasers to commission their own survey or service reports before finalising their offer to purchase.

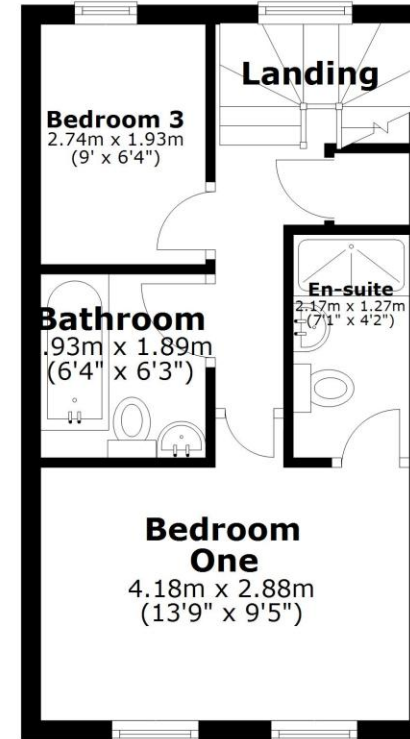




First Floor
Approx. 42.0 sq. metres (451.9 sq. feet)



Second Floor
Approx. 30.3 sq. metres (325.7 sq. feet)



Total area: approx. 97.3 sq. metres (1047.2 sq. feet)

