



# £350,000-£375,000

GUIDE PRICE

MAIN STREET  
EPPERSTONE



- DETACHED
- VILLAGE LOCATION
- TWO BEDROOMS
- NO CHAIN
- SEPARATE SHOWER ROOM
- GARAGE
- EPC D



# Detached Property on a Private Road in a Sought-After Village

THIS WELL PRESENTED DETACHED PROPERTY IS SITUATED ON A PRIVATE ROAD IN THE HIGHLY REGARDED CONSERVATION VILLAGE OF EPPERSTONE. ITS BLEND OF RURAL SERENITY WITH PROXIMITY TO NOTTINGHAM OFFERS THE PERFECT BALANCE OF PEACEFUL LIVING AND MODERN CONVENIENCE.

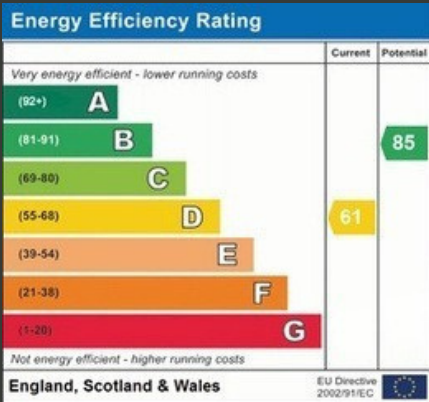
THE ENTRANCE HALL IMMEDIATELY SETS THE TONE, FEATURING USEFUL IN-BUILT STORAGE AND ACCESS TO A CONVENIENT WC. FROM HERE, THE SPACIOUS LOUNGE AWAITS A BRIGHT AND WELCOMING SPACE WITH WINDOWS THAT FLOOD THE ROOM IN NATURAL LIGHT. ADJACENT IS THE MODERN KITCHEN, DESIGNED WITH AMPLE WORKTOPS AND STORAGE, AN INTEGRATED DISHWASHER AND SPACE FOR FREESTANDING APPLIANCES. THE MAIN BATHROOM IS EQUALLY WELL-APPOINTED, FEATURING A MODERN THREE PIECE SUITE COMPRISING OF A BATH WITH OVERHEAD SHOWER WC AND TOWEL RADIATOR.

A EXTENDED HALLWAY WITH FURTHER STORAGE AND ADDITIONAL MODERN SHOWER ROOM LEADS TO TWO WELL-PROPORTIONED BEDROOMS.

TO THE FRONT THERE'S A PRIVATE COURTYARD AND PARKING, ALONG WITH A GARAGE FITTED WITH POWER AND LIGHTING PERFECT FOR ADDITIONAL PARKING OR STORAGE NEEDS. THE PROPERTY ALSO OFFERS AN OUTHUSE WITH PLUMBING AND ELECTRICS.

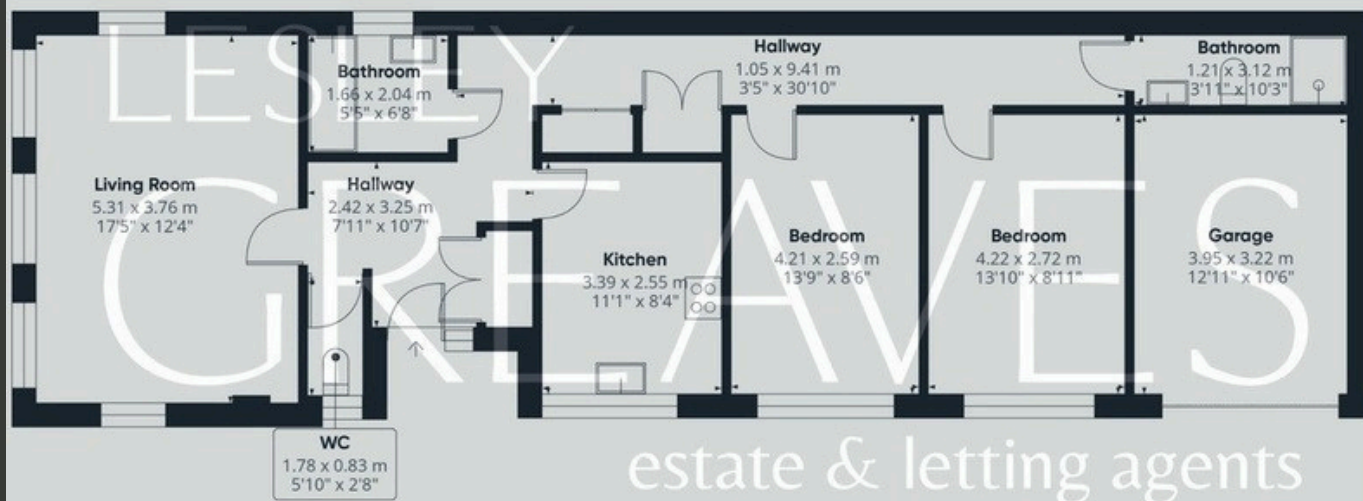
THIS PROPERTY COMBINES MODERN INTERIORS WITH A PEACEFUL VILLAGE LOCATION, MAKING IT A PERFECT FAMILY HOME OR MOVE TO SINGLE-STOREY LIVING.

- FREEHOLD
- COUNCIL TAX; BAND D
- LOCAL AUTHORITY; NEWARK AND SHERWOOD DISTRICT COUNCIL
- MEASUREMENTS; 103 SQ METERS









Agent's Note: These particulars have been prepared in good faith and are provided for guidance purposes only. While every effort has been made to ensure their accuracy, they should not be relied upon as exact. All measurements are approximate, and floor plans are for illustrative purposes only. Prospective buyers or tenants are advised to verify all details independently, conduct their own due diligence, and note that services, systems, and appliances have not been tested.

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