



Newcastle Terrace Nuthall Road  
Nottingham

# Newcastle Terrace Nuthall Road Nottingham NG8 5BT

for sale offers over  
**£230,000**



## Property Description

A spacious traditional style semi detached home set over three floors, offers entrance porch, spacious Lounge with multi-fuel stove and modern kitchen diner on the ground floor. The first floor has two double bedrooms plus snug/study area and family bathroom with four piece suite. The second floor has a generous master bedroom with dormer window and built in wardrobes. The property also offers off road parking and tiered rear garden with a garden room currently being used as a gym, but would be suitable for a variety of different uses, with power and light, french doors and windows

## Entrance Porch

Entered into via upvc front door, upvc double glazed window to the side elevation, cloaks hooks and access into

## Lounge

Having feature fireplace with inset multi fuel burner, central heating radiator, TV point, two upvc double glazed windows to the front elevation, stairs off to the first floor, inner window to the kitchen and doors into store and kitchen.

## Utility/Store Room

With built in shelving, window to the front elevation and housing central heating boiler

## Kitchen

Fitted with a range of wooden wall, base and drawer units with complimentary work surface over, inset stainless steel sink and drainer with extending mixer tap, tiled splashback, integrated electric oven with five ring gas hob and chimney style extractor over, space and plumbing for washing machine and dishwasher, tiled floor, ample dining table space, upvc French doors leading out to the rear garden and two upvc double glazed windows to the rear elevation.

## First Floor

## Landing Area

Having stairs off to the second floor, central heating radiator and access to

## Bedroom Two

Having built in cupboard, central heating radiator and upvc double glazed window to the front elevation.

## Bedroom Three

Having two separate areas.

## Snug/Dressing Area

Having central heating radiator and sliding glazed doors leading into:-

## Bedroom Area

Having three upvc double glazed windows to the side and rear elevations and central heating radiator.

## Bathroom

Fitted with a four piece suite comprising of double shower cubicle with mains fed shower, panelled bath with central mixer tap, low level WC and pedestal wash hand basin, upvc double glazed window to the rear elevation, heated towel rail, fully tiled walls and upvc double glazed obscured window to the rear elevation.

## Second Floor

### Bedroom One

Having a range of under eaves wardrobes with hanging rails and sliding doors, central heating radiator and dormer window to the rear elevation.

### Outside

The easy maintenance front garden offers off road parking and path leading to the front door.

The generous tiered rear garden has path and patio area with steps leading to an easy maintenance garden area with artificial grass which then leads to a further garden which is laid to lawn with further steps to the top garden area which has artificial grass and a garden room currently used as a gym

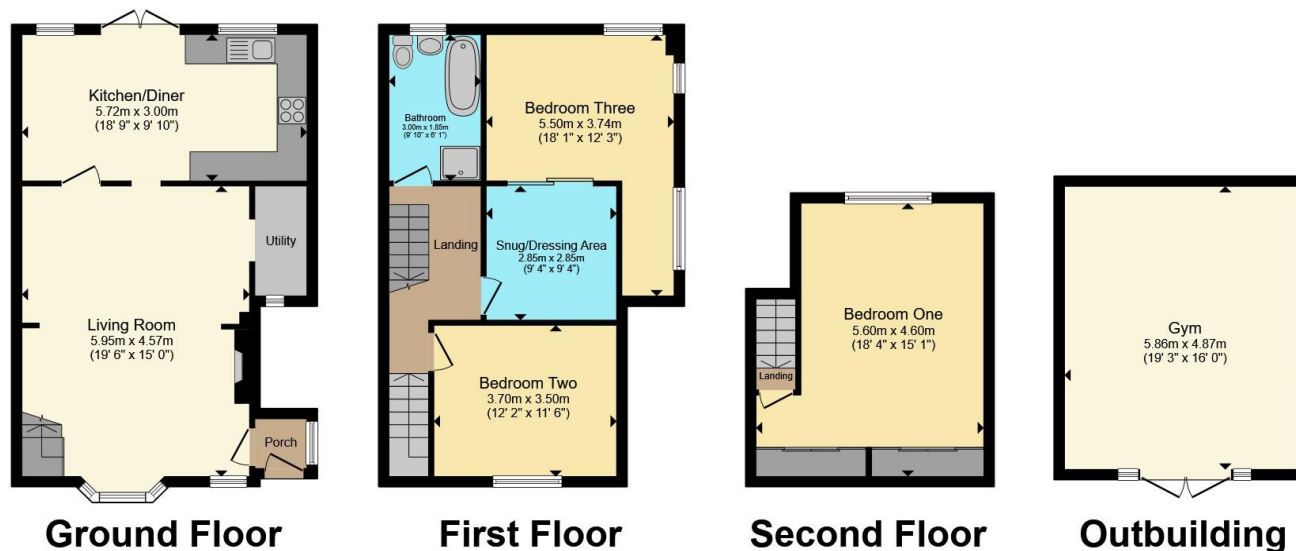
### Garden Room

Currently being used as a gym, but would be suitable for a variety of different uses, with power and light, french doors and windows









Total floor area 148.6 m<sup>2</sup> (1,599 sq.ft.) approx

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EPC Rating: E Council Tax  
 Band: A

Tenure: Freehold

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