

Westland Drive
Pinxton Nottingham

burchell edwards

Westland Drive
Pinxton Nottingham NG16 6RD

for sale offers in the region of
£250,000







Property Description

Situated in the highly sought-after village of Pinxton, this deceptively spacious three-bedroom detached bungalow offers beautifully presented accommodation throughout and is ideally placed for convenient access to local amenities and the A38/M1 motorway network.

The accommodation briefly comprises an entrance hall leading to a well-equipped fitted kitchen featuring a range of matching wall and base units, integrated fridge-freezer, twin electric ovens and induction hob. The spacious living room enjoys a large bay window to the front aspect, while the separate dining room provides an excellent entertaining space and opens into the inner hall. French doors lead from the dining room into the conservatory, creating a versatile additional reception area.

There are three well-proportioned bedrooms, with bedroom one benefitting from two rear-facing windows, while bedroom two includes fitted wardrobes. A modern shower room is fitted with a walk-in shower, vanity wash hand basin and WC.

Externally, the property stands on a generous plot with a brick-paved driveway providing off-road parking for multiple vehicles. The enclosed rear garden has been thoughtfully landscaped across several levels and features a lawn, slate gravelled patio, summer house and greenhouse, complemented by an attractive variety of mature trees, shrubs and bushes. Offering spacious single-storey living in a desirable location, this superb bungalow is certain to appeal to a wide range of buyers.

Entrance Hall

Composite entrance door, tiled flooring, double glazed window to the side elevation and door leading to the kitchen.

Living Room

A bright and spacious reception room featuring laminate flooring, wall mounted radiator and double glazed bay window to the front elevation.

Dining Room

Having laminate flooring, wall mounted radiator and double glazed French doors opening into the conservatory. Open plan access leads through to the inner hall.

Kitchen

Fitted with a range of matching wall and base mounted units incorporating an inset stainless steel sink and drainer. Integrated fridge-freezer, two electric ovens, induction hob with cooker hood over and space for a dishwasher. Tiled flooring, radiator and double glazed window to the front elevation.

Utility Room

With laminate flooring, window to the side elevation, power points and useful fitted shelving.

Conservatory

Accessed via French doors from the dining room, providing a versatile additional reception space overlooking the garden.

Inner Hall

Having laminate flooring, open access to the dining room and doors leading to all remaining accommodation.

Bedroom One

A generous double bedroom with laminate flooring, wall mounted radiator and double glazed window overlooking the rear garden.

Bedroom Two

With carpet flooring, wall mounted radiator, fitted wardrobes and double glazed window to the rear elevation.

Bedroom Three

Featuring carpet flooring, wall mounted radiator and double glazed window to the front elevation.

Shower Room

Fitted with a modern suite comprising a low flush WC and wash hand basin housed within a vanity unit, together with a walk-in shower featuring tiled splashbacks. Tiled flooring, wall mounted radiator and double glazed opaque window to the side elevation.

Externals

To the front of the property is a brick-paved driveway providing off-road parking for multiple vehicles, together with established trees, shrubs and bushes. A gated pathway gives access to the rear garden.

The enclosed rear garden is arranged over different levels and enjoys a lawned area, slate gravelled patio, summer house with power and internet, and a greenhouse. Well stocked with mature trees, shrubs and bushes, the garden provides a private and attractive outdoor space with side gated access.

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.







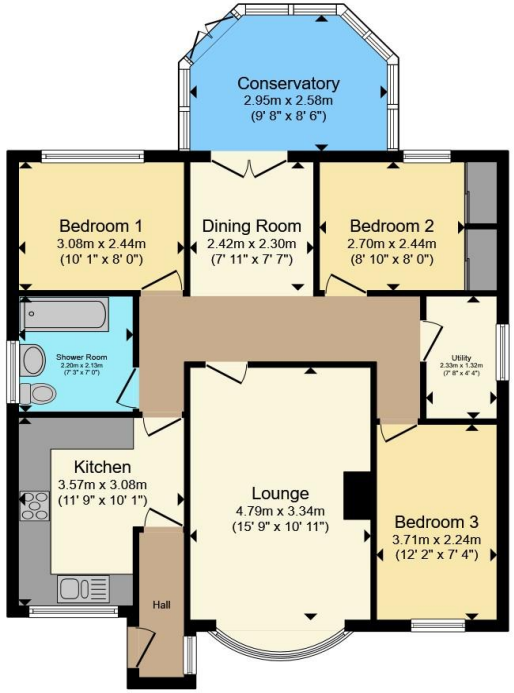









Hotpoint



Ground Floor

Total floor area 87.8 m² (945 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

burchell edwards

To view this property please contact Burchell Edwards on

T 01773 715454
E eastwood@burchelledwards.co.uk

134 Nottingham Road Eastwood
NOTTINGHAM NG16 3GD

EPC Rating: D

Council Tax Band: C

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/EWD207927

The Property Ombudsman

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Burchell Edwards is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.