



Lower Beauvale
Newthorpe NOTTINGHAM

burchell
edwards

Lower Beauvale Newthorpe NOTTINGHAM NG16 3PY

for sale offers over
£270,000



Property Description

Situated in the desirable area of Lower Beauvale, Newthorpe, this well-presented detached three-bedroom home offers spacious and modern living throughout. The property features a welcoming entrance porch leading into a bright hallway, with access to a generously sized lounge boasting a bay window to the front elevation.

To the rear, the kitchen/diner is fitted with contemporary wall and base units, integrated appliances, and provides ample space for dining, making it ideal for both everyday living and entertaining. A rear door opens onto the garden, creating a seamless connection between indoor and outdoor space.

Upstairs, there are three well-proportioned bedrooms and a modern family bathroom complete with walk-in shower.

Externally, the property benefits from a neatly maintained front garden with driveway providing off-road parking and access to a single garage. To the rear is a generous garden, mainly laid to lawn with a central pathway and mature hedging offering a great degree of privacy, making it perfect for families and outdoor enjoyment.

Porch

Double door entry from the front with further door leading into the hallway, laminate flooring and windows allowing natural light through to the hall.

Entrance Hall

Laminate flooring with stairs rising to the first floor, useful storage cupboard, and doors leading to the kitchen and living room. Double glazed window to the side elevation.

Lounge

Spacious reception room featuring a double-glazed bay window to the front elevation, carpet flooring and a wall mounted radiator.

Kitchen / Diner

Fitted with matching wall and base units with laminate flooring, gas hob, electric oven, and composite sink with drainer. Includes a breakfast bar and space for a dining table, with double glazed windows to the rear, door to the garden, and spotlights.



Landing

Carpeted landing with a window to the side elevation, airing cupboard and boiler.

Bedroom One

Double bedroom with carpet, double glazed window to the front elevation and wall mounted radiator.

Bedroom Two

Carpeted bedroom with double glazed window to the rear elevation and wall mounted radiator.

Bedroom Three

Carpeted room with double glazed window to the front elevation and wall mounted radiator.

Bathroom

Fitted with ceramic toilet and wash hand basin, walk-in shower, storage, wall mounted towel radiator and double-glazed opaque window to the rear.

Garage

Single garage with up and over door, plus window and door to the rear.

Externals

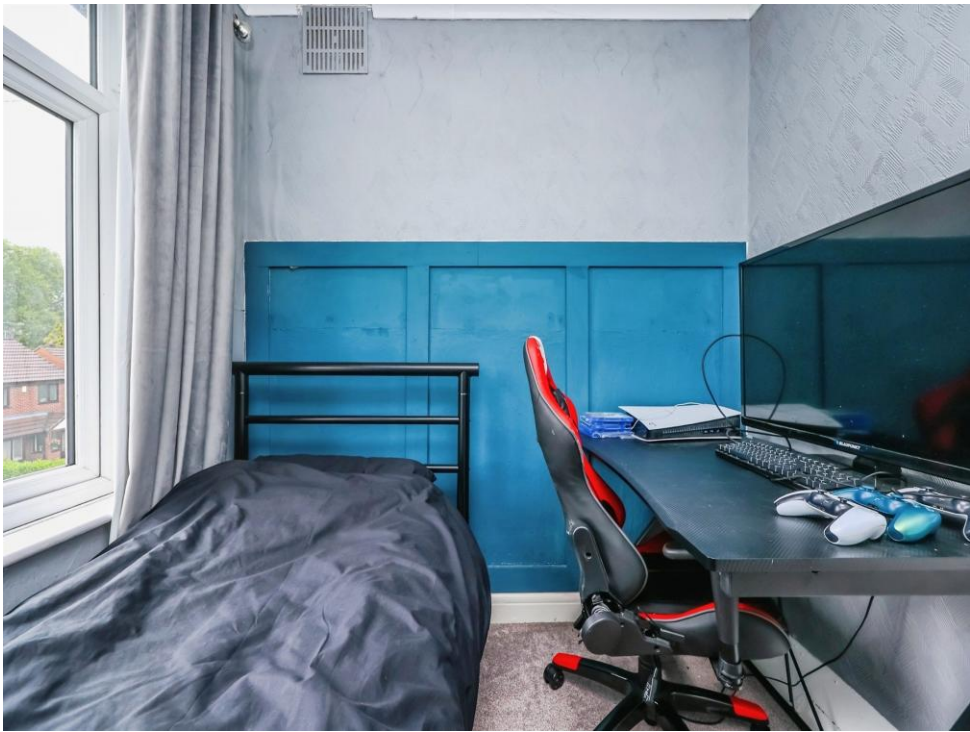
To the front a well-presented frontage with a neatly maintained lawn, mature hedging providing privacy, and a small selection of shrubs. A driveway to the side leads to a single garage, offering convenient off-road parking.

The property benefits from a generous rear garden, mainly laid to lawn and well maintained throughout. A central paved pathway runs the length of the garden, with mature hedging to both sides providing a high degree of privacy. The space also includes a useful clothesline and offers ample room for outdoor seating, play, or further landscaping.

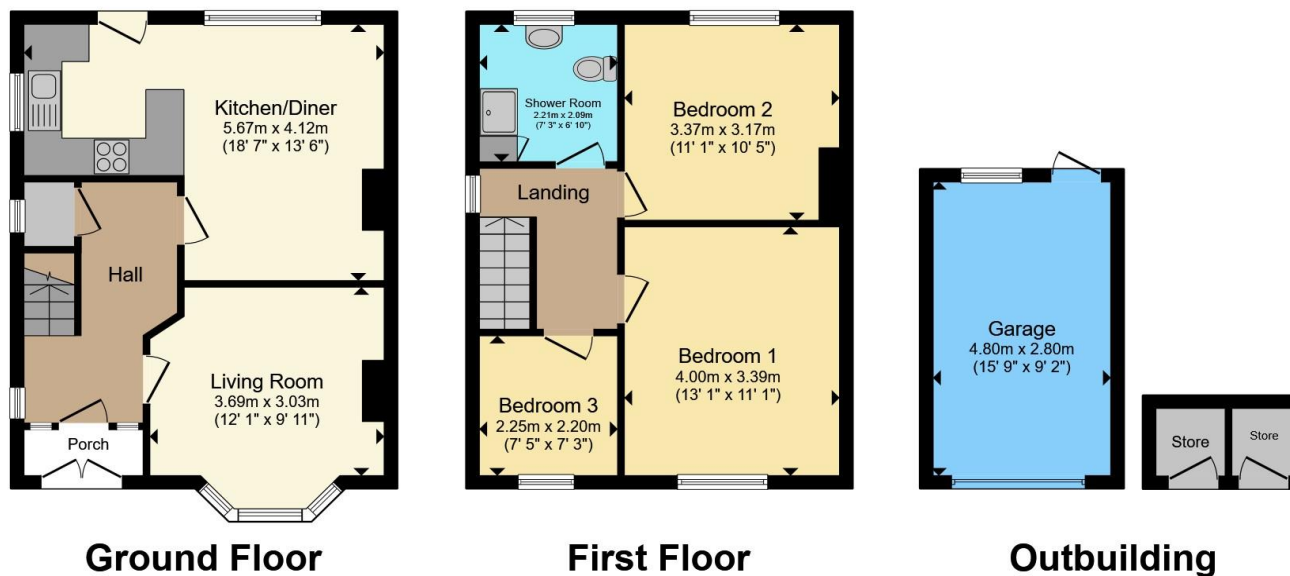
Agents notes

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.









Total floor area 97.0 m² (1,044 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



To view this property please contact Burchell Edwards on

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134 Nottingham Road Eastwood
NOTTINGHAM NG16 3GD

EPC Rating: E Council Tax
Band: C

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/EWD207788



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