



£300,000

Main Street, Newthorpe NG16 2DG

Detached House | 3 Bedrooms | 1 Bathroom

01773 832355

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# Step Inside

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## Key Features

- GUIDE PRICE £300,000 - £325,000
- Extended Family Home
- Much Sought After Residential Location
- Perfect For Access to A38 & M1
- Ideally located for A610 road link
- Commutable To Nottingham
- Driveway Parking for Multiple Vehicles
- Sought After School Catchment

## Property Description

Derbyshire Properties are delighted to present this fabulous extended detached home in much sought after residential location. Perfectly situated for access to major road links such as A610, A38 & M1, we recommend an early internal inspection to avoid disappointment.

## Main Particulars

Derbyshire Properties are delighted to present this fabulous extended detached home in much sought after residential location. Perfectly situated for access to major road links such as A610, A38 & M1, we recommend an early internal inspection to avoid disappointment.

Internally, the property briefly comprises; Entrance Hall, WC, Lounge and Dining/Living Kitchen to the rear of the ground floor whilst three Bedrooms and family Bathroom are located to the first floor.

Externally, this home benefits from block paved driveway parking for several vehicles to the front elevation alongside front lawn bordered by raised sleepers and mature shrubbery. Timber car port provides further parking or storage capacity and can be used to access rear enclosed garden. The rear garden is mainly laid to lawn and benefits from entertaining patio accessed via French doors from the extension. A combination of timber fencing, raised flower beds and stone walls secure and border the space making it perfect for those with pets and young children.

### Entrance Hallway

Accessed via composite door to front elevation with wood effect flooring, wall mounted radiator with decorative cover and doorways to;

### Downstairs WC

With WC, vanity sink unit and wall mounted radiator. Obscured uPVC double glazed window to the side, wall mounted Worcester Bosch combination boiler.

### Lounge

4.77m x 3.46m (15' 8" x 11' 4") With double glazed window to front elevation, wall mounted radiator and carpeted flooring. Media wall forms the centre piece of the room and integrates electric fire alongside space for TV.

### Open Plan Living Kitchen

A stunning open plan family area.

The kitchen area, 3.38m x 2.42m (11'1" x 7'11") itself benefits from a range of base cupboards and eye level units with complimentary worktops over and a range of fitted appliances including; Gas oven, hob with accompanying extractor hood, fitted fridge freezer, fitted dishwasher and inset one and a half bowl sink. Fitted breakfast bar is also implemented into this space whilst double glazed window features to the rear elevation. Wood effect flooring extends to the Dining Area, 3.43m x 3.42m (11'3" x 11'3") where spotlights to the ceiling and wall mounted radiator is situated. Open aspect to further double glazed glass extension forms the living space, 3.32m x 2.45m (10'11" x 8'0").

### First Floor

### Landing

Accessing all three Bedrooms and the family Bathroom. This carpeted landing space benefits from double glazed obscured window to side elevation alongside loft hatch access.

#### Bedroom One

3.42m x 3.17m (11' 3" x 10' 5") With double glazed window to front elevation, wall mounted radiator and carpeted flooring. Full length fitted wardrobes provide valuable storage capacity.

#### Bedroom Two

3.42m x 3.16m (11' 3" x 10' 4") With double glazed window to rear elevation, wall mounted radiator and carpeted flooring.

#### Bedroom Three

2.44m x 2.32m (8' 0" x 7' 7") With double glazed window to rear elevation, wall mounted radiator and carpeted flooring.

#### Shower Room

Stylish three-piece bathroom suite comprising a WC, modern vanity sink unit, and corner shower enclosure with a mains-fed shower and integrated body jets. Additional features include an obscured uPVC double-glazed window to the front aspect, extractor fan, over-stairs storage cupboard, and a contemporary chrome heated towel rail.

#### Outside

Externally, this home benefits from block paved driveway parking for several vehicles to the front elevation alongside front lawn bordered by raised sleepers and mature shrubbery. Timber car port provides further parking or storage capacity and can be used to access rear enclosed garden. The rear garden is mainly laid to lawn and benefits from entertaining patio accessed via French doors from the extension. A combination of timber fencing, raised flower beds and stone walls secure and border the space making it perfect for those with pets and young children.

#### Council Tax

We understand that the property currently falls within council tax band C, with Broxtowe Borough Council. However, we would recommend any prospective purchasers make their own enquiries with the local authority.

#### Disclaimer

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.
- 4: Potential buyers are advised to recheck the measurements before committing to any expense.
- 5: Derbyshire Properties have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
- 6: Derbyshire Properties have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.






This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2026 05458547 Registered Office: , 9 Bridge Street Belper Derbyshire DE56 1AY

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>	<b>74</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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