

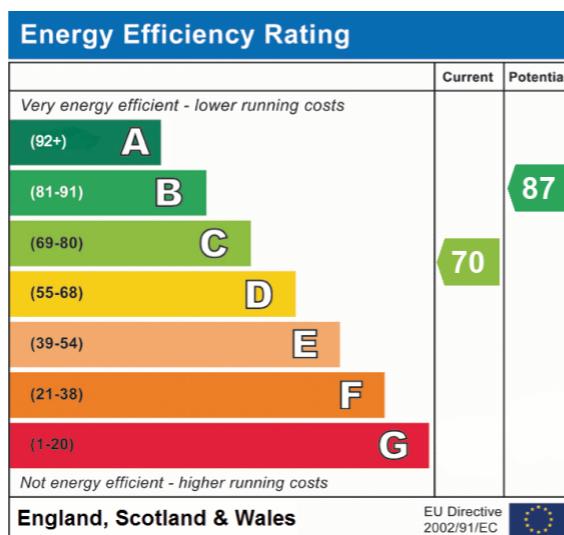
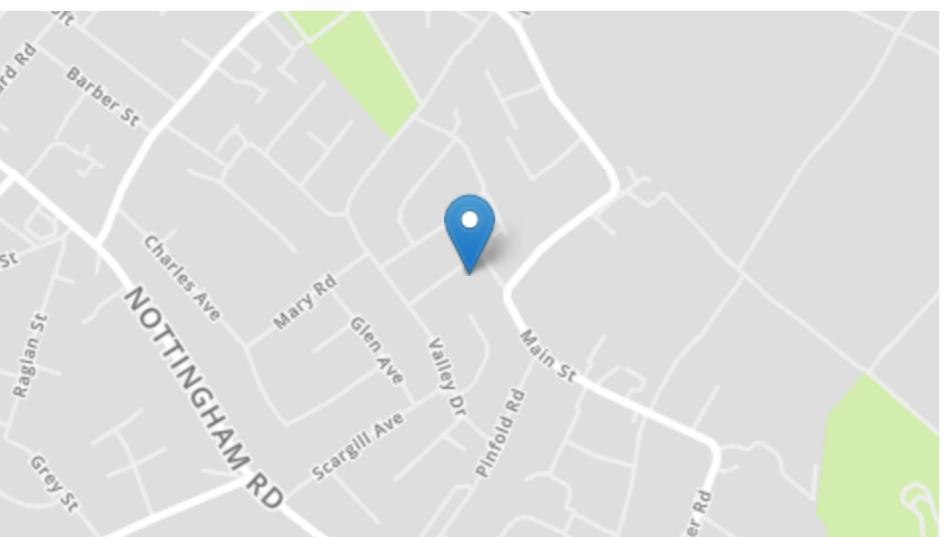
Salcombe Close, Newthorpe, NG16 2DQ

£270,000



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want to view?

Call us on 0115 938 5577

Our lines are open 8am - 8pm

7 Days a week

or email

[mail@watsons-residential.co.uk](mailto:mail@watsons-residential.co.uk)

Ref - 17381119

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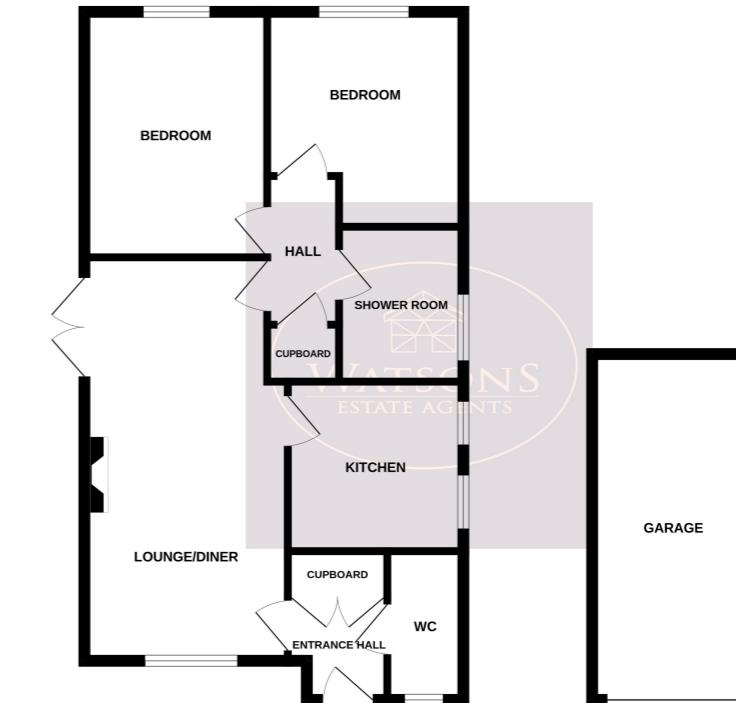
- Detached Bungalow
- Two Double Bedroom
- Spacious Dining Lounge
- Modern Fitted Kitchen
- Three Piece Shower Room & Separate WC
- Generous Enclosed Rear Garden
- Driveway & Detached Garage
- Corner Plot Position
- Close To Amenities
- Great Road & Transport Links (M1)

Our Seller says....





GROUND FLOOR



\*\*\* SUPERB SALCOMBE! \*\*\* This 2 bedroom detached bungalow is situated at the head of a cul de sac and occupies a generous plot with private parking, garage and is ready to move into! Having had a lot of expense poured into this wonderful bungalow viewers will be delighted with the presentation and quality on offer. The light and airy interior comprises an entrance hall, WC, lounge/diner, modern fitted sage green style kitchen, re-fitted shower room and 2 bedrooms. Outside there is a private driveway leading to a detached garage and a generous garden to the side and rear with a patio area under a metal sun canopy. Located in the desirable area of Newthorpe the bungalow is convenient for local amenities and to book your viewing call our sales team today!

## Ground Floor

### Entrance Hall

UPVC entrance door, radiator, cloak room and doors to lounge and wc.

### WC

Obscured uPVC double glazed window to the front, wc, vanity sink with storage under and radiator.

### Dining Lounge

5.94m x 3.10m (19' 6" x 10' 2") UPVC double glazed windows to the front, feature fireplace with inset electric fire, radiator, laminate wood flooring, door to the hall & kitchen, and French doors to the garden.

### Kitchen

2.92m x 2.46m (9' 7" x 8' 1") A range of wall and base units with worksurfaces incorporating an inset 1.5 sink & drainer unit. Integrated appliances including electric oven and induction hob with extractor over. Plumbing for dishwasher & washing machine, space for fridge freezer. Two uPVC double glazed windows to the side, laminate wood flooring, partially tiled walls, ceiling spotlights and radiator.

### Inner Hallway

Storage cupboard housing combination boiler, access to the attic and bathroom and both bedrooms.

### Bedroom 1

3.75m x 2.75m (12' 4" x 9' 0") UPVC double glazed window to the rear, laminate wood flooring and radiator.

### Bedroom 2

2.97m x 2.81m (9' 9" x 9' 3") UPVC double glazed window to the rear and radiator.

### Shower Room

White three piece suite comprising wc, vanity sink and mains fed cubicle shower. Obscured uPVC double glazed window to the side, chrome heated towel rail, vinyl flooring, partially tiled walls, extractor fan and ceiling spotlights.

### Garage

Detached single garage with up and over doors.

### Outside

To the front of the property are wrought iron gates giving access to a tarmac driveway to the detached garage, gravelled front area with a timber gate giving access to the rear garden and paved entrance enclosed by timber fencing. The rear garden features a paved patio seating area with patio cover, spacious turfed lawn with gravel flower bed borders and a range of plants and shrubbery, palisaded by timber fencing.

### \*\*\* AGENT NOTE \*\*\*

AGENT NOTE: The seller has provided the following information; the gas boiler is located in the hall cupboard, it is approximately five years old and was last serviced 15/01/26.