



*** LOOK AT THOSE VIEWS! *** Located towards the end of a no through road in the popular village of Pinxton is this superb two bedroom terraced home, recently refurbished by the current vendor with style and space on offer, along with wonderful open views to the front. A brilliant first time buy. Briefly comprising; open plan lounge/diner, kitchen. To the first floor, bedroom, bathroom and dressing room/office. To the second floor, further bedroom. Outside, a private rear garden is located to the rear. PInxton is a popular village, bordering both Nottingham and Derby and offering excellent transport links and amenities. Contact Watsons to arrange a viewing.

Ground Floor

Dining Lounge

8.45m x 3.60m (27' 9" x 11' 10") UPVC entrance door and uPVC double glazed window to the front, wall mounted radiator, tiled flooring, French doors to the rear garden open plan to kitchen and stairs to first floor.

Kitchen

4.88m x 2.15m (16' 0" x 7' 1") A range of matching wall units with worksurfaces incorporating a ceramic sink & drainer unit. Integrated appliances including electric oven and 5 ring gas hob with extractor over. Wall mounted combination boiler electric underfloor heating and uPVC double glazed window to the side.

First Floor

Landing

Stairs to second floor and doors to shower room, office/study and bedroom.

Bedroom 2

3.96m x 3.71m (13' 0" x 12' 2") UPVC double glazed window to the front, and radiator.

Shower Room

White 4 piece suite comprising wc, bidet, pedestal sink and mains fed cubicle shower. Wall mounted chrome heated towel rail, radiator, ceiling spotlights and obscured uPVC double glazed window to the rear.

Office/Study

3.85m x 1.63m (12' 8" x 5' 4") Exposed wood flooring, radiator and uPVC double glazed window to the side.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Second Floor

Bedroom 1

4.93m x 3.71m (16' 2" x 12' 2") Two Velux windows, radiator, storage cupboard and access to ensuite.

En Suite

White 3 piece suite comprising wc, pedestal sink and mains fed cubicle shower. Tiled flooring, tiled walls and ceiling spotlights.

Outside

The rear garden features a paved patio area with a timber shed, with a path leading towards a turfed lawn and a second patio seating area and is palisaded by stone bedded timber fencing.