



**35 Hampden Road, Newton, Nottingham,
NG13 8ZX**

Price Guide £465,000
Tel: 0115 9336666

**RICHARD
WATKINSON
PARTNERS**
Surveyors, Estate Agents, Valuers, Auctioneers

- A Large Detached Home
- Superbly Appointed Throughout
- Fantastic Living/Dining Kitchen
- Utility Room, G.F W/C
- Double Garage, Driveway for 4
- Approx' 1850 Sq Feet
- Large Dual Aspect Lounge
- Versatile 2nd Reception Room
- 4 Double Bedroom, 3 Bathrooms
- Fantastic Landscaped Gardens

A fantastic opportunity to purchase a superbly positioned and superbly appointed detached home, offering deceptively spacious accommodation extending to approximately 1850 square feet including 4 double bedrooms and 2 en suites.

The property occupies a prominent corner plot including double width, double length driveway parking to the front of the double garage, space enough for 4 cars whilst the rear garden has been superbly landscaped to include a large decked terrace, lawns, well-stocked raised sleeper beds, a hot-tub area bespoke corner seating and a superb garden room, a great space for outdoor entertaining.

The property is stylishly appointed throughout and offers an excellent level of accommodation, ideal for families and including an entrance hall with Amtico flooring, a large dual aspect lounge with French doors onto the rear garden, a fabulous Living style dining kitchen with useful utility off, a ground floor W/C and a versatile reception room, great for a wide range of uses. To the 1st floor is an attractive galleried landing, 4 double bedrooms, 2 en suite shower room and the main family bathroom and viewing is highly recommended to fully appreciate this superbly appointed, contemporary style family sized home.

ACCOMMODATION

A composite entrance door leads into the entrance hall.

ENTRANCE HALL

With Amtico flooring, a spindled staircase rising to the first floor galleried landing with useful understairs storage below, an anthracite column radiator and doors to rooms including a black matt glazed door into the lounge.

LOUNGE

A spacious dual aspect reception room with two central heating radiators and uPVC double glazed windows to the front aspect and uPVC double glazed French doors leading onto the rear gardens.

FAMILY LIVING KITCHEN

A superbly proportioned family sized dining kitchen across the rear of the property with a central heating radiator, amtico flooring, uPVC double glazed windows to the side and rear aspect and uPVC double glazed French doors onto the rear gardens. The kitchen is fitted with a comprehensive range of base and wall cabinets in white high gloss with contrasting walnut

trim and worktop with matching upstands. There is an inset quartz one and a half bowl single drainer sink with mixer tap plus a comprehensive range of built-in appliances including a five zone induction hob with pink glass splashback, a built-in Zanussi eye level double oven with grill, integrated fridge freezer and dishwasher by Zanussi.

UTILITY ROOM

A useful utility room fitted with a range of matching base and wall cabinets and having amtico flooring, a central heating radiator, uPVC double glazed window to the side aspect and a Potterton central heating boiler concealed within one of the cupboards. There is a rolled-edged worktop with matching upstands and an inset stainless steel single drainer one and a half bowl sink with mixer tap and space beneath for appliances including plumbing for a washing machine.

FAMILY ROOM/DINING ROOM

A useful and versatile second reception room with a central heating radiator and a uPVC double glazed window to the front aspect.

GROUND FLOOR W/C

Fitted in white with a suite by Roca including a dual flush toilet and a corner wash basin with mixer tap and tiled splashbacks. There is tiled flooring, a central heating radiator and an extractor fan.

FIRST FLOOR GALLERIED LANDING

A superb feature galleried landing with an access hatch to the roof space and a central heating radiator plus an airing cupboard housing the Range Tribune hot water cylinder and providing storage.

BEDROOM ONE

A fantastic principal bedroom with a central heating radiator, a uPVC double glazed window to both of the side aspects and useful mirror fronted fitted wardrobes with hanging rails and shelving.

EN-SUITE SHOWER ROOM

Superbly fitted in white with a dual flush toilet, pedestal wash basin with mixer tap and tiled splashbacks and a shower cubicle with glazed sliding door, mains fed shower and tiling for splashbacks. There is tiled flooring, a central heating radiator, extractor fan to the ceiling and a uPVC double glazed obscured window to the side aspect.

BEDROOM TWO

A good sized double bedroom with a central heating radiator, a uPVC double glazed window to the front aspect and a useful fitted wardrobe with sliding doors, hanging rail and shelving.

EN-SUITE SHOWER ROOM

A second en-suite fitted with a modern suite in white including a dual flush toilet, a pedestal wash basin with mixer tap and tiled splashbacks and a shower cubicle with glazed door and mains fed shower. There is tiling for splashbacks and to the floor, a central heating radiator, extractor fan and a uPVC double glazed obscured window to the front aspect.

BEDROOM THREE

A good sized double bedroom with a central heating radiator, a uPVC double glazed window to the front aspect and a useful built-in double wardrobe with hanging rail and shelving.

BEDROOM FOUR

With a central heating radiator and a uPVC double glazed window to the rear aspect.

FAMILY BATHROOM

Fitted in white with a three piece suite including a pedestal wash basin with mixer tap, a dual flush toilet and a panel sided bath with mixer tap and mains fed shower. There is tiling to the floor and to the walls, plus a central heating radiator, extractor fan and a uPVC double glazed obscured window to the side aspect.

DRIVEWAY & GARAGING

The property benefits from a double width driveway to the side providing parking for at least four cars and in turn leading to the brick built double garage with two up and over doors and a personnel door into the gardens.

GARDENS

The gardens are a particular feature of the property, the rear garden having been significantly landscaped to include decked terraces, shaped lawns, planted raised beds, a corner seating area and the garden room.

GARDEN ROOM

A superb garden room with glazed sliding doors onto the gardens, decked flooring, timber clad walls and a fixed bar table.

SOLAR PANELS

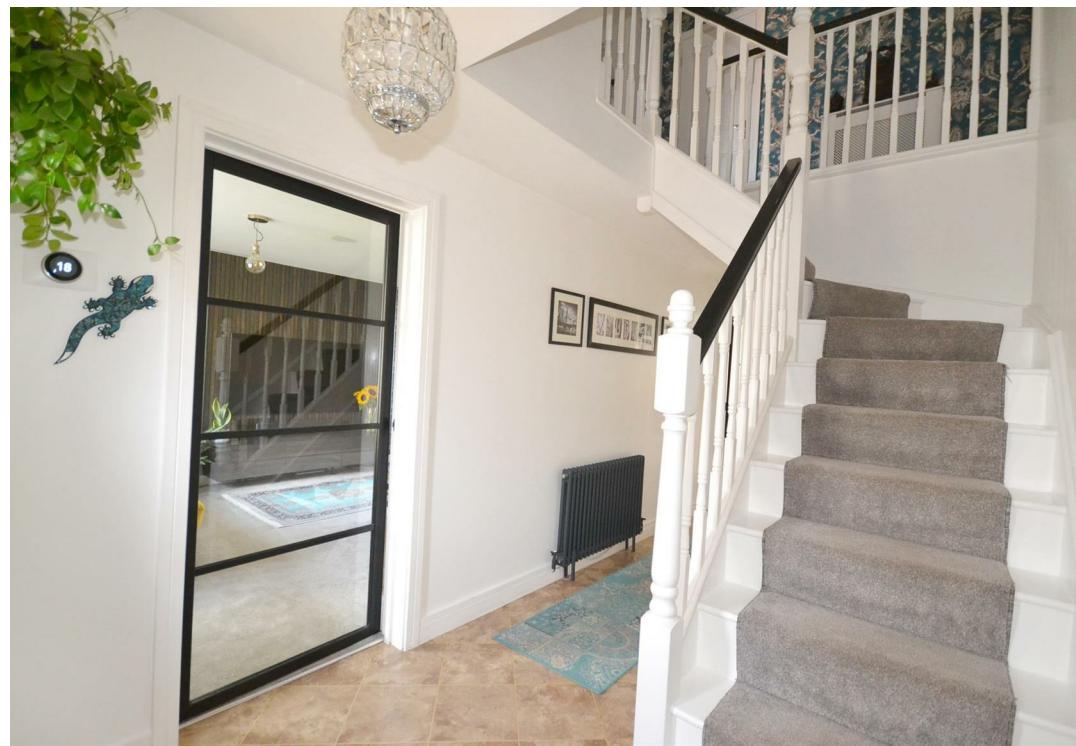
There are solar panels on two of the roof elevations included in the sale.

COUNCIL TAX

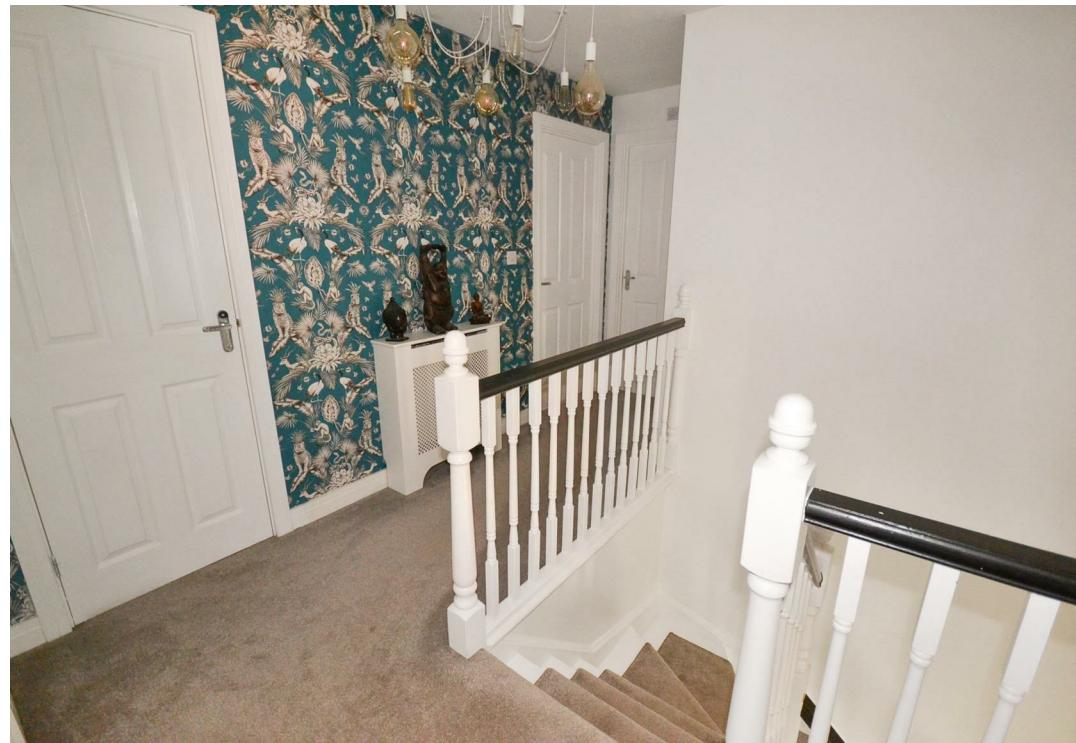
The property is registered as council tax band E.

VIEWINGS

By appointment with Richard Watkinson & Partners.





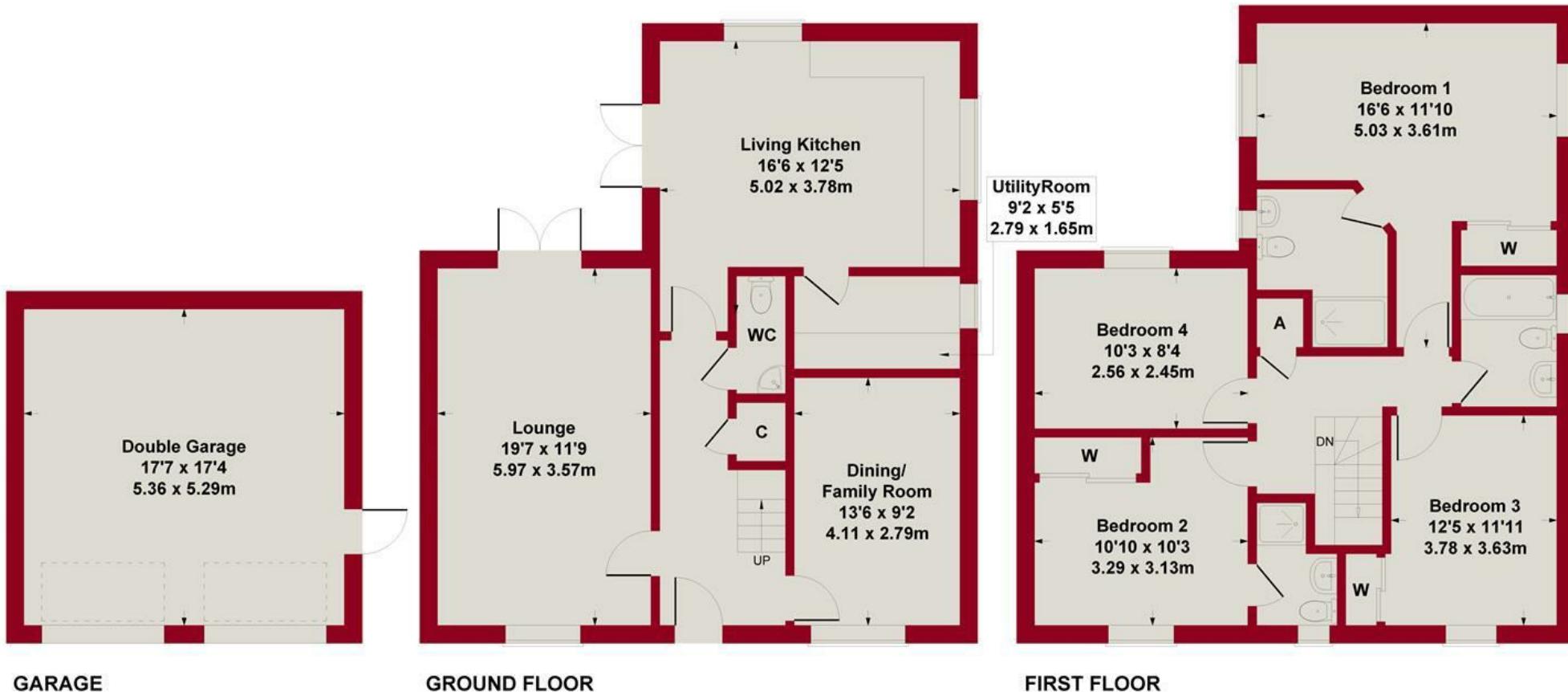








Approximate Gross Internal Area
1851 sq ft - 172 sq m



Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A	93	95
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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34 Main Road,
Radcliffe On Trent NG12 2FH
Tel: 0115 9336666
Email: radcliffeontrent@richardwatkinson.co.uk

