Robert Ellis

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Hampden Road
Newton, Nottingham NG13 8ZX

A STUNNING SIX BEDROOM DETACHED HOME FOR SALE IN NEWTON!

Asking Price £440,000 Freehold

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This spacious six-bedroom detached home in Newton offers versatile accommodation arranged over three floors and is presented in excellent condition throughout, making it ideal for immediate occupation.

The ground floor provides a flexible layout with three reception rooms suitable for a range of uses, including family living, entertaining or working from home. A generous kitchen and dining space sits at the centre of the property, supported by a separate utility room, with a ground-floor WC completing the level.

The first floor comprises four well-sized bedrooms and two bathrooms, including a private ensuite to the principal bedroom alongside the main family bathroom. The second floor adds two further bedrooms and an additional bathroom, offering an ideal setup for guests, older children or a more private living arrangement.

Externally, the property benefits from off-street parking via a driveway and garage. The well-maintained garden provides a pleasant outdoor space for relaxing, entertaining or family use.

Set within the popular village of Newton, the home enjoys a friendly community atmosphere while remaining conveniently located for access to Nottingham. Nearby East Bridgford and Bingham provide schooling options, while the A46 and A52 offer excellent commuter links. Surrounded by open countryside, the village continues to be a highly regarded choice for both families and professionals.

Entrance Hallway
Spacious entrance hallway comprises composite entrance door to the front elevation, two UPVC double glazed windows to the front elevation, tiled flooring, wall mounted radiator, under the stairs storage, carpeted staircase leading to the first floor landing with glass balustrade, doors leading off to:

Reception Room One
7'78 x 9'96 approx (2.13m x 2.74m approx)
UPVC double glazed window to the front elevation, wall mounted radiator, carpeted flooring.

Office/Study
7'43 x 7'48 approx (2.13m x 2.13m approx)
UPVC double glazed window to the front elevation, carpeted flooring, wall mounted radiator.

Lounge
11'25 x 14'53 approx (3.35m x 4.27m approx)
UPVC double glazed window to the rear elevation, carpeted flooring, wall mounted radiator.

WC
2'80 x 5'85 approx (0.61m x 1.52m approx)
Handwash basin with mixer tap, tiled splashbacks, Vinyl flooring, wall mounted radiator, WC.

Kitchen Diner
17'37 x 16'03 approx (5.18m x 4.95m approx)
A range of wall and base units with worksurfaces over incorporating a sink and drainer unit with modern swan neck mixer tap over, integrated double oven, four ring gas hob with extractor hood over, integrated dishwasher, space and point for an American style fridge freezer, space and point for a freestanding fridge freezer, island unit providing additional storage and seating space, two Velux windows, two UPVC double glazed windows to the rear elevation, UPVC double glazed French doors to the side elevation, wall mounted radiator, tiled flooring, ample space for a dining table, door leading through to the utility room.

Utility Room
7'21 x 5'83 approx (2.13m x 1.52m approx)
Wall and base units with worksurfaces over incorporating a sink and drainer unit with mixer tap over, space and plumbing for a washing machine, space and point for a tumble dryer, tiled flooring, UPVC double glazed door to the side elevation, wall mounted radiator.

First Floor Landing
Carpeted flooring, staircase leading to the second floor landing, wall mounted radiator, airing cupboard, doors leading off to:

Bedroom One
12'61 x 11'47 approx (3.66m x 3.35m approx)
UPVC double glazed window to the front elevation, carpeted flooring, wall mounted radiator, built-in wardrobes, door leading through to the en-suite.

En-Suite
7'13 x 4'20 approx (2.13m x 1.22m approx)
Vinyl flooring, UPVC double glazed window to the front elevation, wall mounted radiator, WC, handwash basin with mixer tap, shower cubicle with mains fed shower, tiled splashbacks.

Bedroom Two
10'88 x 9'65 approx (3.05m x 2.74m approx)
UPVC double glazed window to the rear elevation, carpeted flooring, wall mounted radiator.

Family Bathroom
6'80 x 5'86 approx (1.83m x 1.52m approx)
Vinyl flooring, UPVC double glazed window to the rear elevation, tiled splashbacks, WC, handwash basin with mixer tap, bath with mixer taps and mains fed shower over, wall mounted radiator.

Bedroom Three
13'03 x 9'77 approx (4.04m x 2.74m approx)
UPVC double glazed window to rear elevation, wall mounted radiator, carpeted flooring.

Bedroom Four
9'75 x 9'94 approx (2.74m x 2.74m approx)
UPVC double glazed window to the front elevation, wall mounted radiator, carpeted flooring.

Second Floor Landing
Carpeted flooring, Velux roof light, doors leading off to:

Bedroom Five
15'05 x 11'48 approx (4.70m x 3.35m approx)
Vertical wall mounted radiator, carpeted flooring, UPVC double glazed French windows to the rear elevation, Velux window to the front elevation, built-in wardrobes, storage to the eaves.

Shower Room
5'20 x 6'39 approx (1.52m x 1.83m approx)
Vinyl flooring, walk-in shower enclosure with matte black mains fed rainwater shower over, tiled splashbacks, recessed spotlights to the ceiling, vanity wash hand basin with matte black mixer tap over, UPVC double glazed window to the rear elevation, heated towel rail, WC.

Bedroom Six
9'75 x 14'95 approx (2.74m x 4.27m approx)
Vertical wall mounted radiator, UPVC double glazed French windows to the rear elevation, Velux window to the front elevation, carpeted flooring, built-in storage, storage to the eaves.

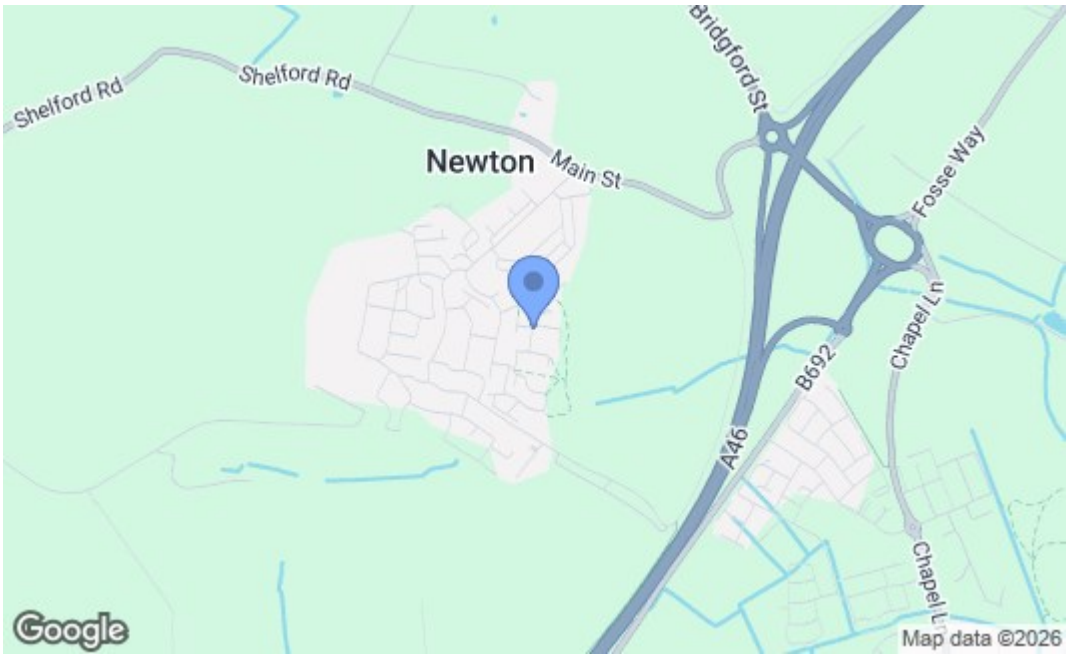
Outside

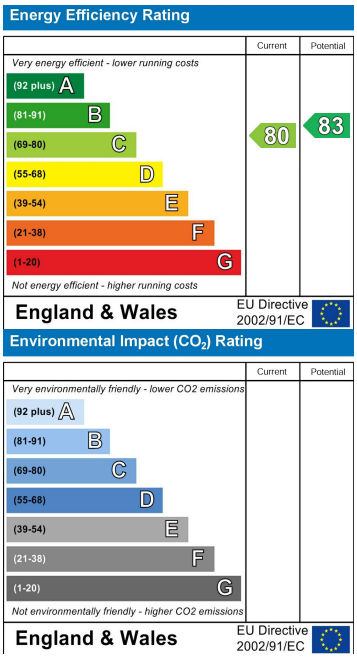
Front of Property
To the front of the property there is a driveway providing off the road parking, side access to the rear of the property.

Garage
8'24 x 17'16 approx (2.44m x 5.18m approx)
Up and over door to the front elevation, access door to the side elevation, power and lighting.

Rear of Property
To the rear of the property there is an enclosed rear garden being laid mainly to lawn with patio area, outdoor water tap, access to the garage, side access to the front of the property, fencing to the boundaries.

Agents Notes: Additional Information
Council Tax Band: E
Local Authority: Rushcliffe
Electricity: Mains supply
Water: Mains supply
Heating: Mains gas
Septic Tank : No
Broadband: BT, Sky, Virgin
Broadband Speed: Standard 4mbps Ultrafast 1800mbps
Phone Signal: 02, Vodafone, EE, Three
Sewage: Mains supply
Flood Risk: No flooding in the past 5 years
Flood Defences: No
Non-Standard Construction: No
Any Legal Restrictions: No
Other Material Issues: No





These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

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