



Newtondale Close,
Aspley, Nottingham
NG8 5FT

£270,000



A Hofton built three bedroom detached house with driveway and garage.

Offered to the market with the benefit of chain free vacant possession and UPVC double glazing and gas central heating throughout, although in need of some updating and modernising to suit an incoming purchaser's personal needs and requirements, this great property is considered an ideal opportunity for a range of potential purchasers including first time buyers, young professionals and families.

In brief the internal accommodation comprises: Entrance hallway, WC, lounge, dining room, kitchen and utility to the ground floor with two good sized double bedrooms, a further single bedroom and family bathroom to the first floor.

To the front of the property you will find a lawned garden with stocked borders, a driveway leading to the garage with up and over door and gated side access leading to the rear where you will find a primarily lawned garden, private and enclosed garden with a patio, raised beds, borders and fenced boundaries.

Situated in this sought after and convenient residential location within close proximity of a range of local shops and amenities including schools, transport links and the Nottingham City Hospital, an early internal viewing comes highly recommended in order to be fully appreciated.



Entrance Hallway

With UPVC double glazed front door, stairs to the first floor, radiator, understairs storage cupboard and doors to the kitchen, lounge and WC.

WC

With low flush WC, corner wash hand basin and UPVC double glazed window to the front.

Lounge

13'6" x 11'9" (4.13 x 3.59)

With UPVC double glazed window to the front, radiator and opening to the dining room.

Dining Room

10'8" x 8'11" (3.27 x 2.74)

With UPVC double glazed window to the rear and radiator.

Kitchen

10'8" x 8'6" (3.27 x 2.61)

With a range of wall, base and drawer units, worksurfaces, sink with drainer and mixer tap, gas point for cooker, tiled splashbacks, radiator, wall mounted Worcester combination boiler, UPVC double glazed window to the rear and door to the utility room.

Utility Room

8'7" x 8'3" (2.64 x 2.52)

With wash hand basin and UPVC double glazed door and window to the rear.

First Floor Landing

With useful storage cupboard, UPVC double glazed window to the side, loft hatch and door to the bathroom and three bedrooms.

Bedroom One

13'3" x 9'11" (4.06 x 3.03)

With UPVC double glazed window to the front, radiator and built in storage cupboard.

Bedroom Two

11'0" x 10'0" (3.37 x 3.05)

With UPVC double glazed window to the rear, radiator and built in wardrobe.

Bedroom Three

Bathroom

Incorporating a three piece suite comprising bath with hand held shower over, pedestal wash hand basin, WC, tiled walls, radiator and UPVC double glazed window to the rear.

Outside

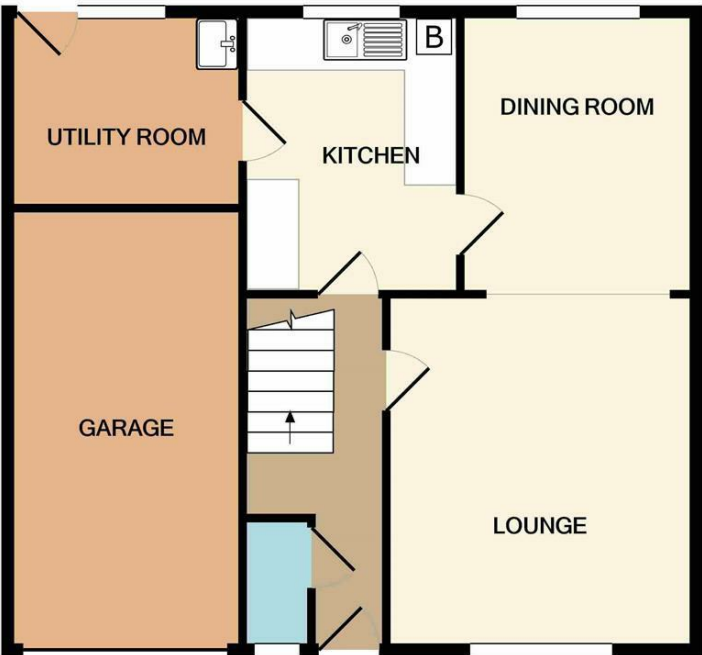
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Garage

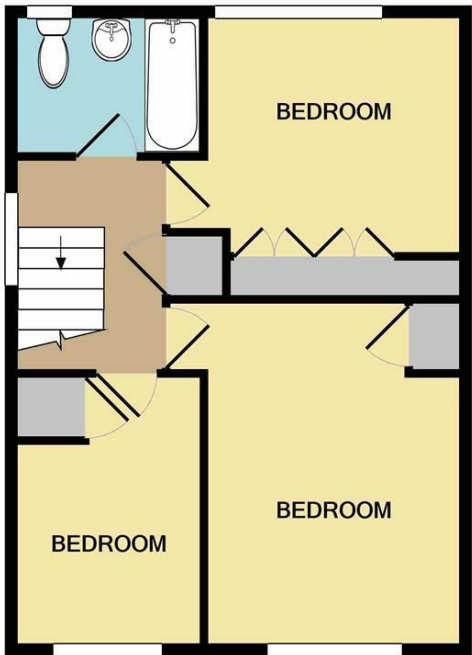
16'9" x 8'11" (5.12 x 2.73)

With an up and over garage door and power.



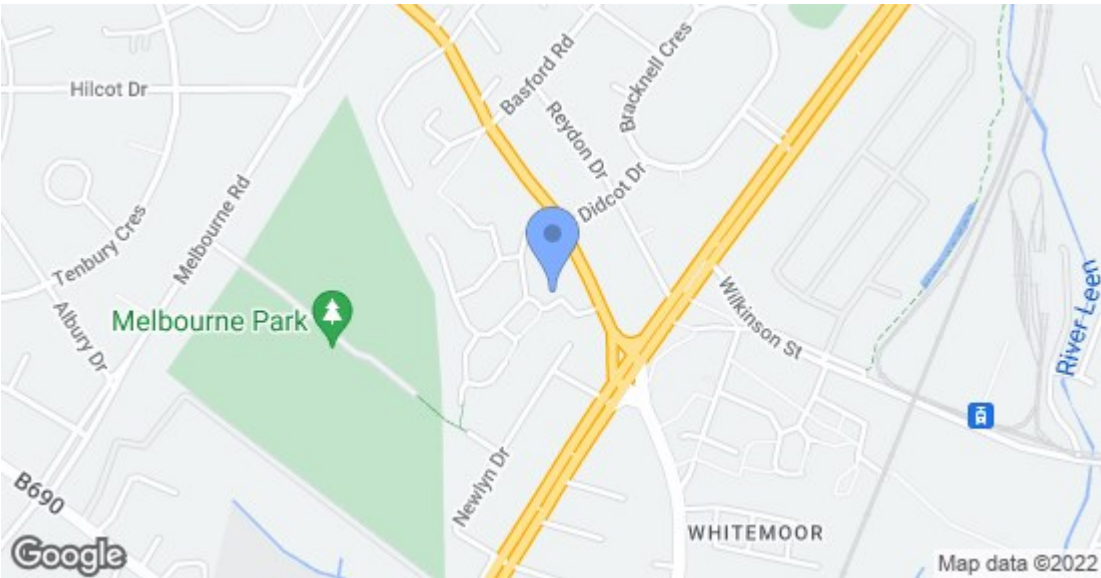


GROUND FLOOR



1ST FLOOR

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. 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C	69	
(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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