



8 Violet Avenue  
Newthorpe NG16 2BL  
£350,000



4



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2



## 8 Violet Avenue

Newthorpe NG16 2BL

**\*Beautiful Four-Bedroom Detached Bungalow in Prime Location\*\***

Located on a stunning generous corner plot, this spacious four-bedroom detached bungalow offers off-road parking and a detached garage. Inside, you'll find an L-shaped hallway leading to a bright and airy living space.

The property boasts a large lounge, a dining room perfect for family gatherings, and a breakfast kitchen. The ground floor also features two comfortable bedrooms and a family bathroom. Upstairs, there are two additional double bedrooms, providing plenty of space for family or guests.

Outside, enjoy a private rear garden, along with front and side gardens that enhance the property's fab curb appeal. The driveway provides convenient off-road parking and access to the detached garage.

Situated in the highly sought-after area of Newthorpe, this home is close to the Ikea retail park, with excellent schools and excellent road links via the A610 and M1 Motorway, making commuting a breeze.

Don't miss this fantastic opportunity to make Violet Avenue your new home. Book a viewing today!





### Entrance Hallway

L shaped hallway with doors off, storage cupboard, hot water tank cupboard, radiator, laminate flooring & composite door to the front elevation.

### Lounge

16' 08" x 12' 02" (4.88m 2.44m x 3.66m 0.61m)

Stone fireplace, tiled hearth & wooden mantle with gas fire, TV point, radiator, carpet flooring & double glazed window to the front elevation.



### Dining Room

12'11" x 10'0" (3.94m x 3.05m)

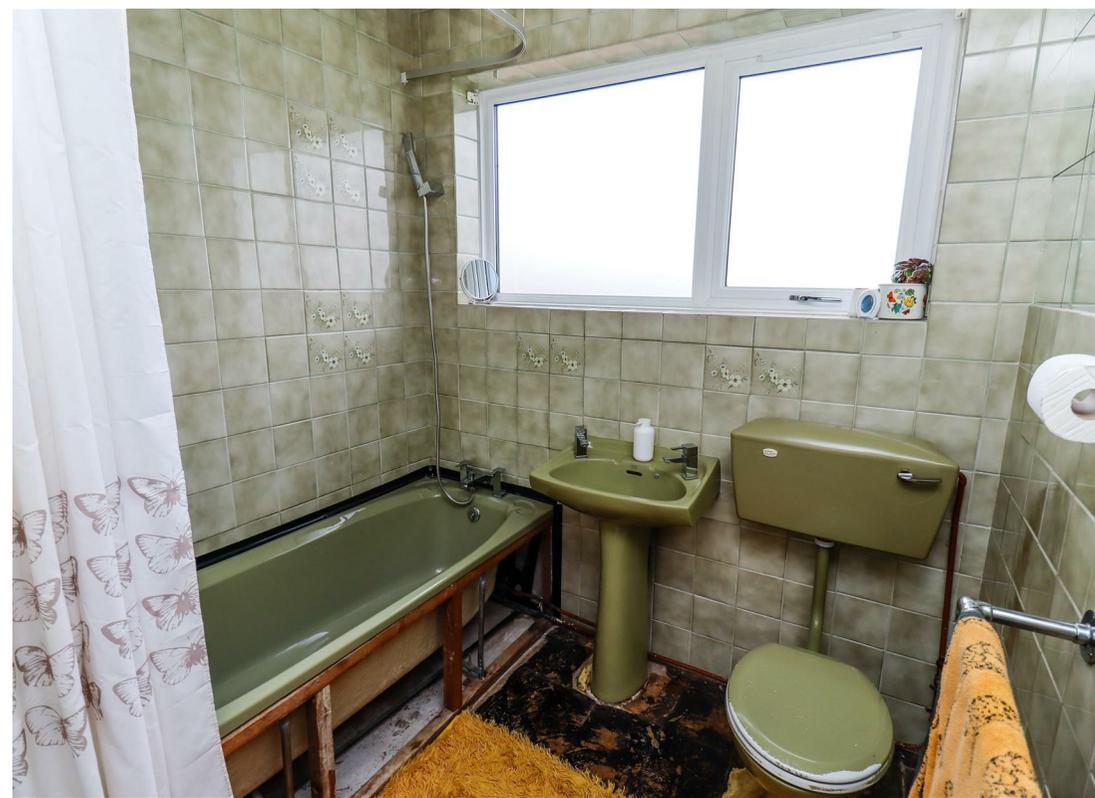
Stairs to first floor, radiator, wood flooring & double glazed window to the front elevation.



### Kitchen

10'1" x 8'10" (3.07m x 2.69m)

Base & wall cupboards, laminate worktops, stainless steel sink & drainer with mixer tap, space for freestanding oven, space for fridge/freezer, space for washing machine, free standing Glow Worm boiler, radiator, laminate flooring, double glazed window to rear & composite door to the side elevation.



### Bedroom One

10'9" x 10'9" (3.28m x 3.28m)

Carpet flooring, radiator & double glazed window to rear elevation.



### Bedroom Two

7'9" x 7'9" (2.36m x 2.36m)

Laminate flooring, radiator & double glazed window to the rear elevation.



### Downstairs Bathroom

9'10" x 8'0" (3.00m x 2.44m)

Bath with mains feed shower over, low flush WC, pedestal wash hand basin, fully tiled walls, radiator & frosted double glazed window to the rear elevation.

### First Floor

Doors off, storage cupboard with double glazed window to the rear elevation.



### Bedroom Three

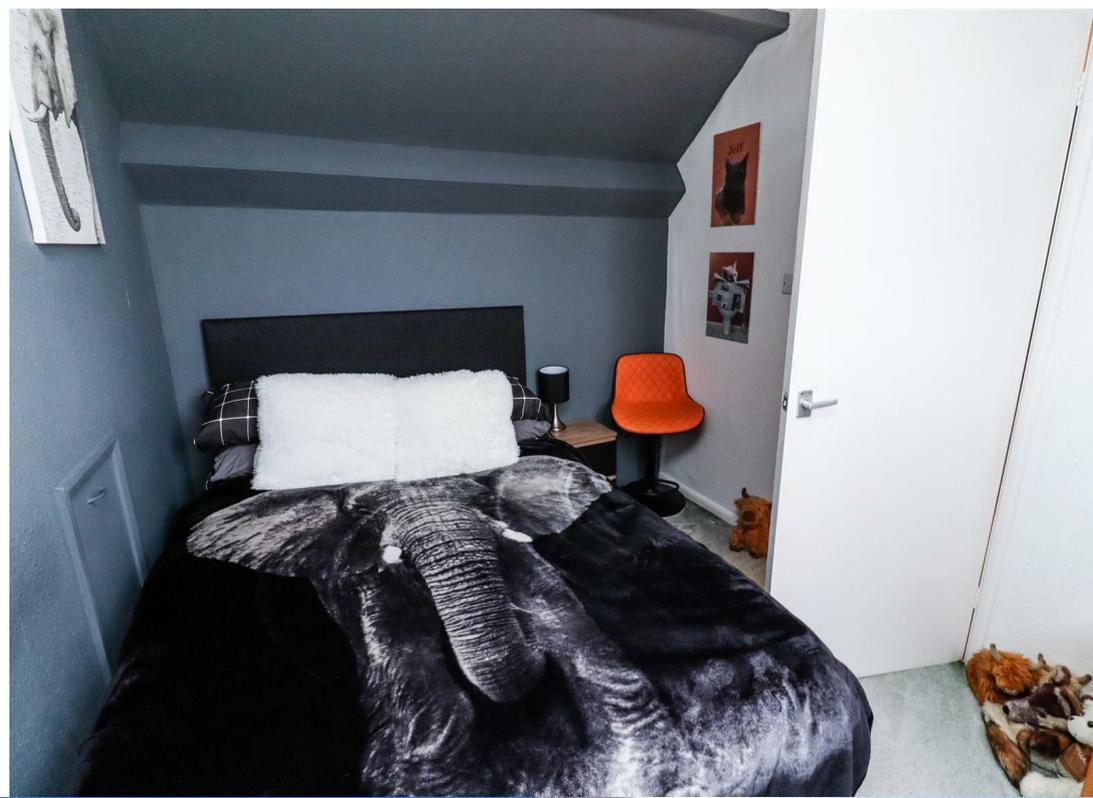
9'10" x 9'1" (3.00m x 2.77m)

Laminate flooring & double glazed window to the rear elevation.

### Bedroom Four

9'8" x 8'0" (2.95m x 2.44m)

Carpet Flooring & double glazed window to the rear elevation.



### Outside

#### Rear Garden

Patio area, lawn area with stocked borders & garden area.

#### Detached Garage

16'2" x 8'3" (4.93m x 2.51m)

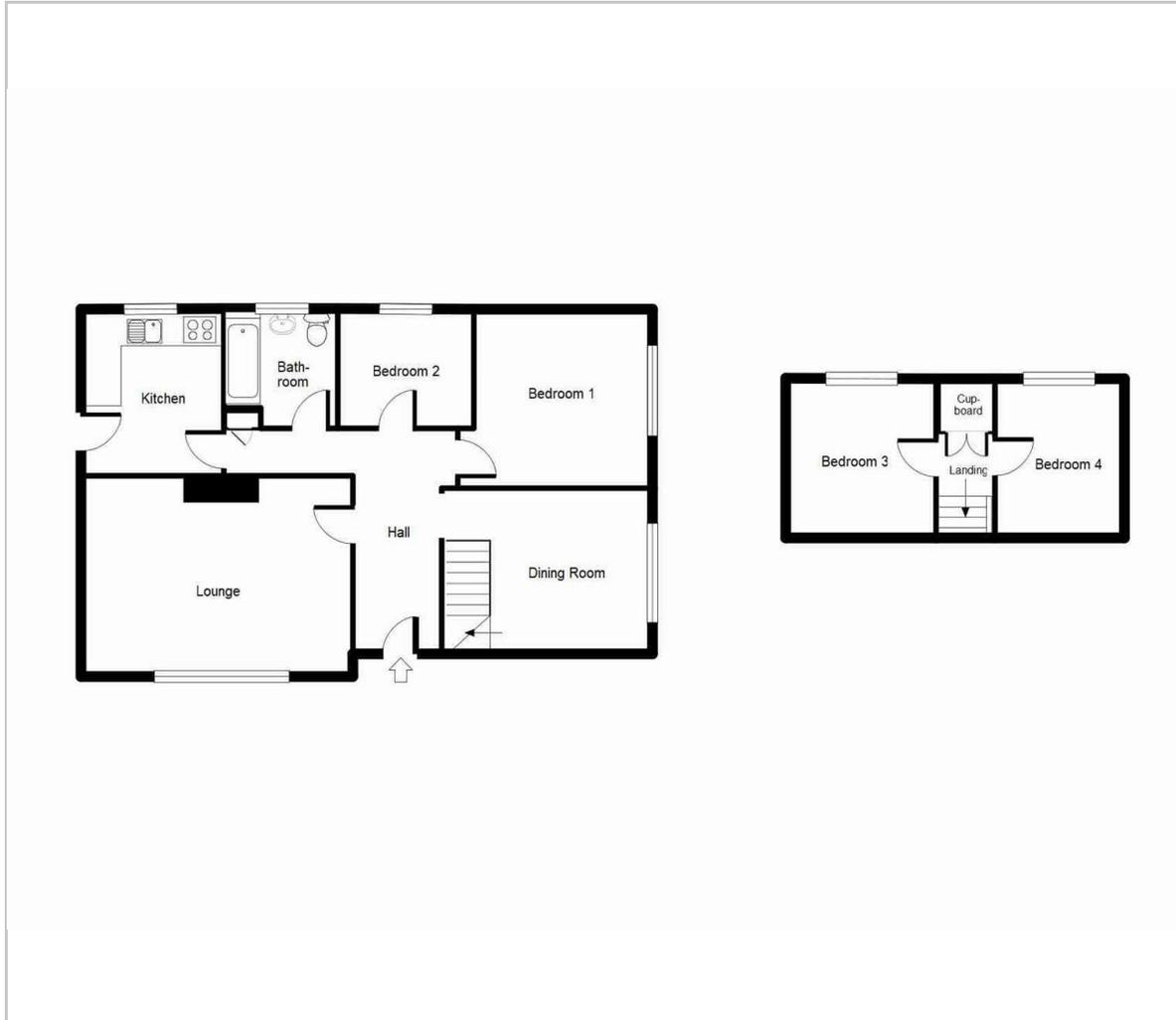
With up & over door.

#### Front & Side Gardens

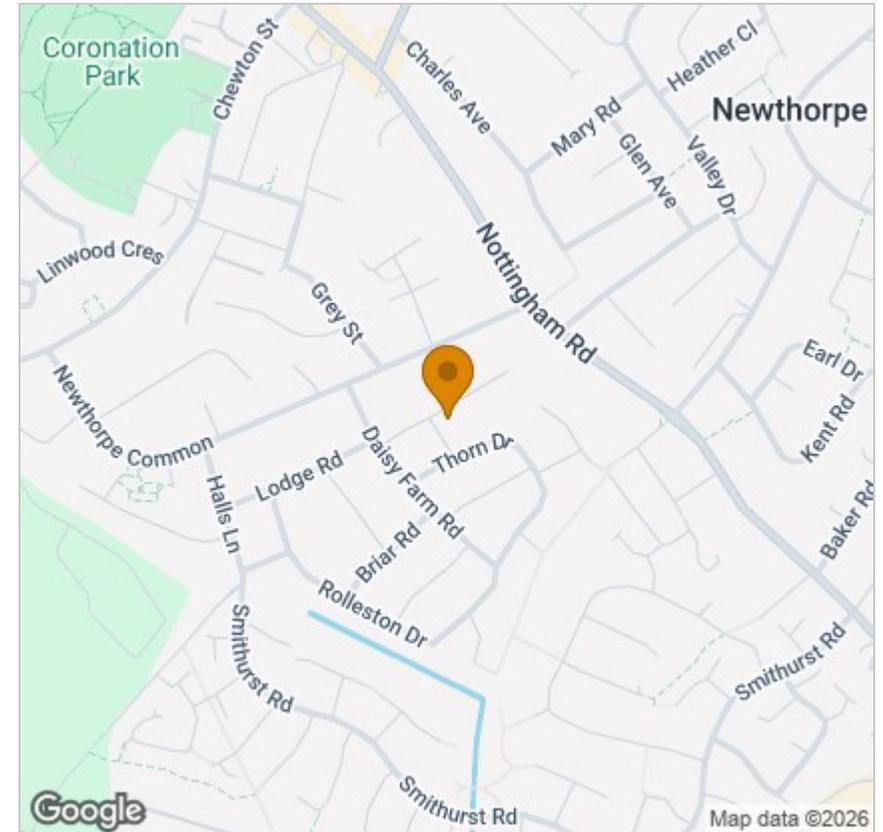
Lawned front garden with stocked borders, side gardens with bushes & plants, driveway leading to detached garage.



## Floor Plan



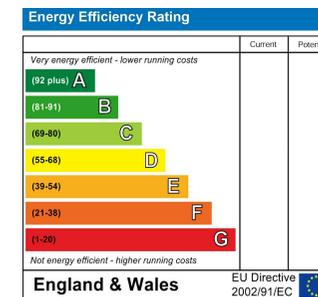
## Area Map



## Viewing

Please contact our Eastwood Office on 01773 535535 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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