

CHARLES & CO  
NEWTON



ESTATE AGENTS & SOLICITORS



78 Brunel Avenue  
Newthorpe NG16 3NH

£260,000



## 78 Brunel Avenue

Newthorpe NG16 3NH

Charles Newton are delighted to bring to the market this well-proportioned three bedroom family home in the popular area of Newthorpe. Brunel Avenue is ideally located in close proximity to a wide range of local amenities including shops, schools, bus routes and major road links. In brief the accommodation offers an inviting entrance hallway with stairs to the first floor landing, a spacious lounge with double doors to the dining room and a fitted kitchen, downstairs WC, utility room.

To the first floor are three well-proportioned bedrooms (with air conditioning to master) and a family bathroom.

Outside to the front of the property is a driveway providing ample off road parking and a half garage giving plenty of storage.

The rear garden offers a variety of seating areas perfect for outside entertaining.

The property is both gas centrally heated and double glazed. Viewings are essential to appreciate the accommodation on offer.





## Ground Floor Accommodation

### Entrance Hallway

uPVC double glazed entrance door to front elevation, stairs to the first floor landing, radiator and door to;

### Lounge

12'4" x 14'6" (3.76m x 4.42m)

uPVC double glazed box bay window to front elevation, radiator, fireplace electric fire with Marble surround wooden mantle and double doors leading to;

### Dining Room

10'11" x 8'4" (3.33m x 2.56m)

uPVC double glazed window overlooking the rear garden, radiator and door to;

### Fitted Kitchen

7'8" x 7'2" (2.35m x 2.20m)

Double glazed window to the rear elevation, range of fitted base and eye level kitchen units with laminate worktop over, stainless steel sink & drainer, tiled splash backs, built in electric oven & hob with extractor over & vinyl flooring.

### Extended Kitchen Area

10'11" x 7'4" (3.33m x 2.24m)

Laminate worktops with drawers beneath and space for freestanding fridge freezer, under stairs storage cupboard, radiator, double glazed door to garden.

### Downstairs W.C.

5'8" x 2'7" (1.75m x 0.81m)

Low flush W.C. wash hand basin, uPVC walling,

### Utility room

7'6" x 5'3" (2.31m x 1.62m)

Door to garage, space and plumbing for washing machine and tumble dryer & laminated worktops.





### Converted Half Garage

11'3" x 8'0" (3.43m x 2.46m)

Up and over door, light and power door to utility room.

### First Floor Accommodation

#### Master Bedroom

11'6" x 8'11" (3.51m x 2.73m)

Air Conditioning, uPVC double glazed window to front, radiator and fitted full height wardrobes with sliding doors.



#### Bedroom Two

12'1" x 9'5" (3.69m x 2.89m)

uPVC double glazed window to the rear elevation, radiator, fitted carpets.

#### Bedroom Three

8'7" x 6'6" (2.64m x 2.00m)

uPVC double glazed window to front, radiator and storage cupboard.

### Bathroom

6'2" x 5'10" (1.88m x 1.79m)

White three piece suite with electric shower over bath. Fully tiled floor and walls, heated towel rail, extractor fan and uPVC window to rear.

### Outside

#### Frontage

To the front of the property is block paved driveway providing off-road parking with gated side access gate to the rear and access to the half garage.

#### Rear Garden

With a variety of seating areas, perfect for outside dining, patio and artificial grassed area, water feature, large shed, enclosed by fencing.



## Floor Plan



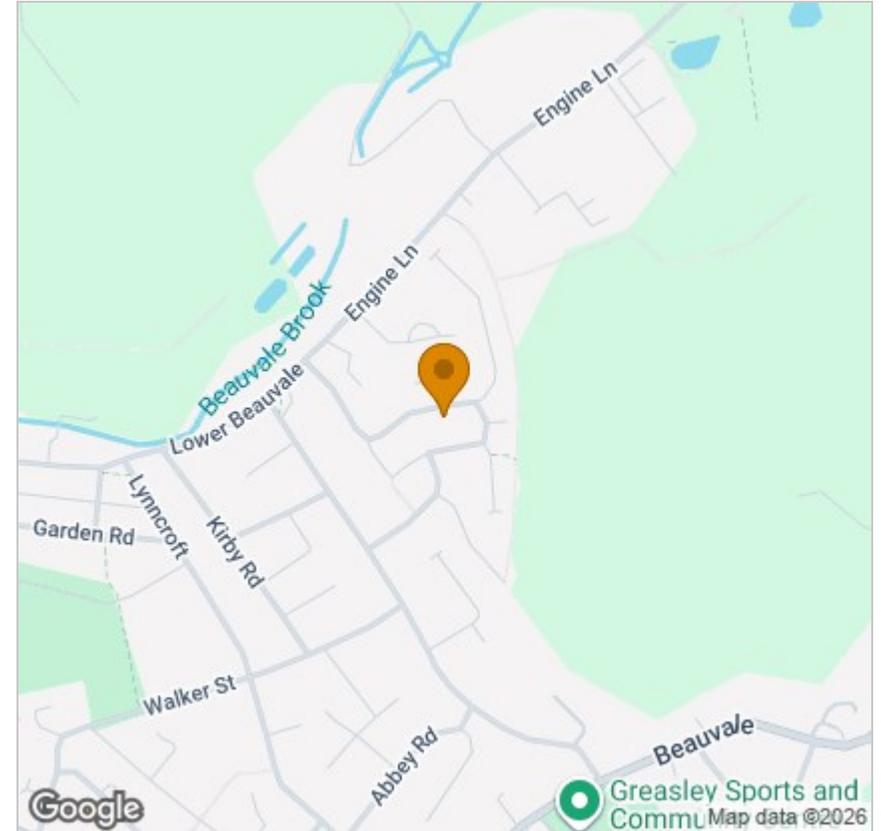
## Viewing

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

2 Alexandra Street, Eastwood, Nottinghamshire, NG16 3BD  
 Tel: 01773 535535 Email: [property@charlesnewton.co.uk](mailto:property@charlesnewton.co.uk) [www.charlesnewton.co.uk](http://www.charlesnewton.co.uk)

## Area Map



## Energy Efficiency Graph

