



20 Fairdale Drive  
Newthorpe NG16 2FG

£270,000



## 20 Fairdale Drive

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This charming two-bedroom detached bungalow is situated in the highly sought-after area of Newthorpe, offering a perfect combination of comfort and convenience. Located near the Ikea retail park, it provides easy access to excellent shopping options, while good schools and excellent road links via the A610 and M1 Motorway make commuting a breeze.

Inside, the property features a fitted kitchen, a cosy lounge perfect for relaxing, a modern shower room, and two comfortable bedrooms. The neutral décor and modern finishes create a welcoming and stylish atmosphere throughout.

Externally, the front garden is low maintenance, complemented by a driveway leading to a detached garage. The rear garden is also low maintenance, split into two sections with wooden fences providing privacy and boundary definition—perfect for outdoor enjoyment or easy upkeep.

The property is in excellent condition, move-in ready, and benefits from modern features throughout. It is offered with no upward chain, making it an ideal opportunity for buyers looking for a hassle-free purchase.





### Entrance Hallway

L shaped entrance hallway, doors off, cupboard housing Glow Worm boiler & alarm keypad, loft hatch, vinyl flooring & double glazed entrance door to the side elevation.

### Lounge

16'0" x 11'7" (4.88m x 3.53m)  
With coving to ceiling, TV point, vinyl flooring & double glazed window to the front elevation.

### Kitchen

10'10" x 9'2" (3.30m x 2.79m)  
Range of base, wall & drawer units, laminate worktop, stainless steel sink & drainer with mixer tap, tiled surround, electric oven & hob with extractor over, space for washing machine, space for fridge/freezer, laminate flooring & double glazed window to the front elevation.

### Bedroom One

12'9" x 11'6" (3.89m x 3.51m)  
Double bedroom with carpet flooring, radiator & double glazed window to the rear elevation.

### Bedroom Two

9'7" x 8'6" (2.92m x 2.59m)  
Double bedroom with vinyl flooring, radiator & double glazed door & side windows to the rear elevation.

### Shower Room

6'9" x 5'5" (2.06m x 1.65m)  
Walk in cubicle with electric shower, low flush WC, wash hand basin in vanity unit, extractor fan, vinyl flooring, radiator & frosted double glazed window to the side elevation.

### Outside

#### Front Garden

Low maintenance front garden with driveway to side leading to detached garage.

#### Detached Garage

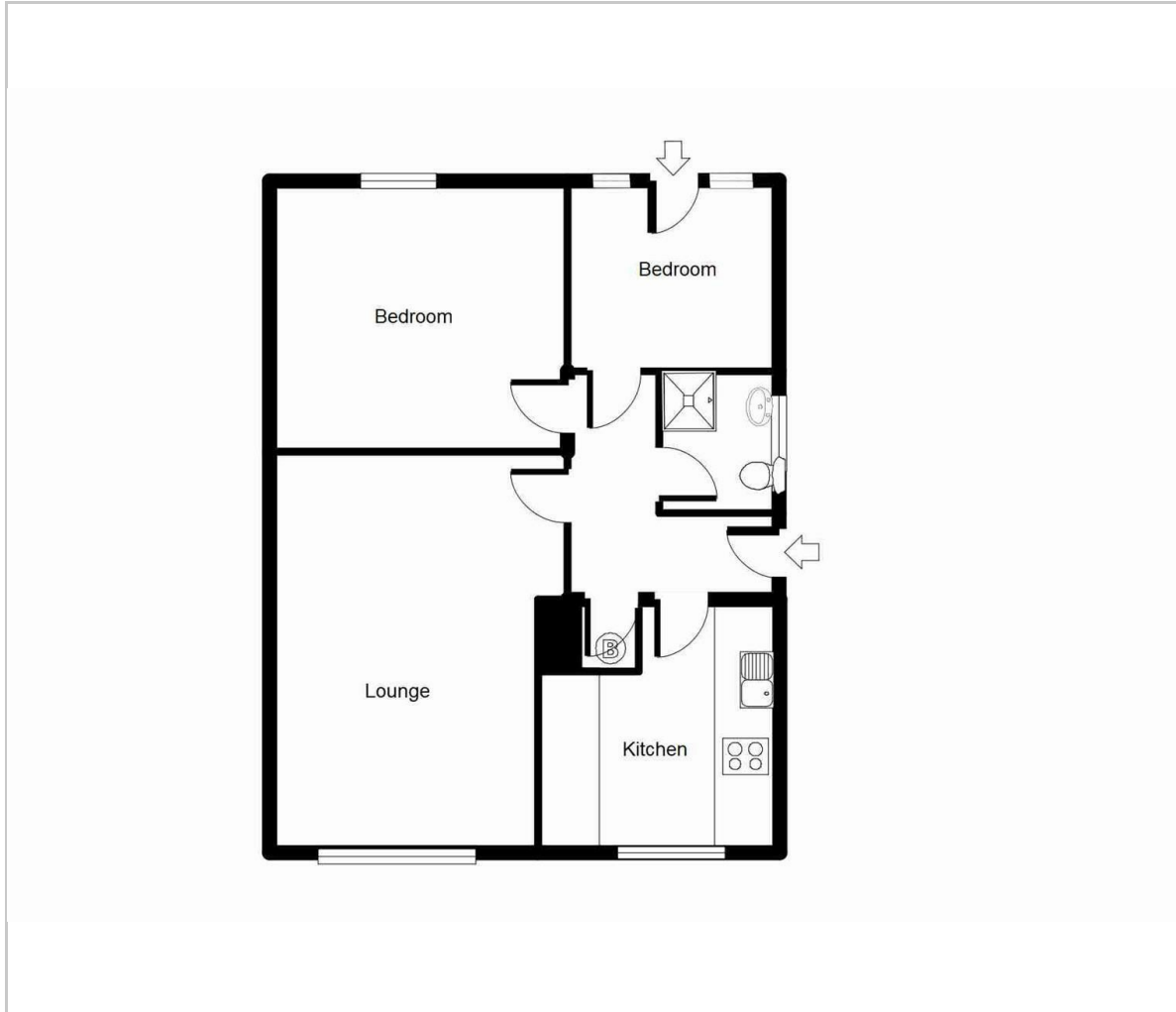
19'1" x 9'3" (5.82m x 2.82m)  
With up & over door, power & lighting.

#### Rear Garden

Paved patio area, gravel areas, wooden fence boundary with gate into a separate gravelled section to the rear with wooden shed & fence boundary.



## Floor Plan



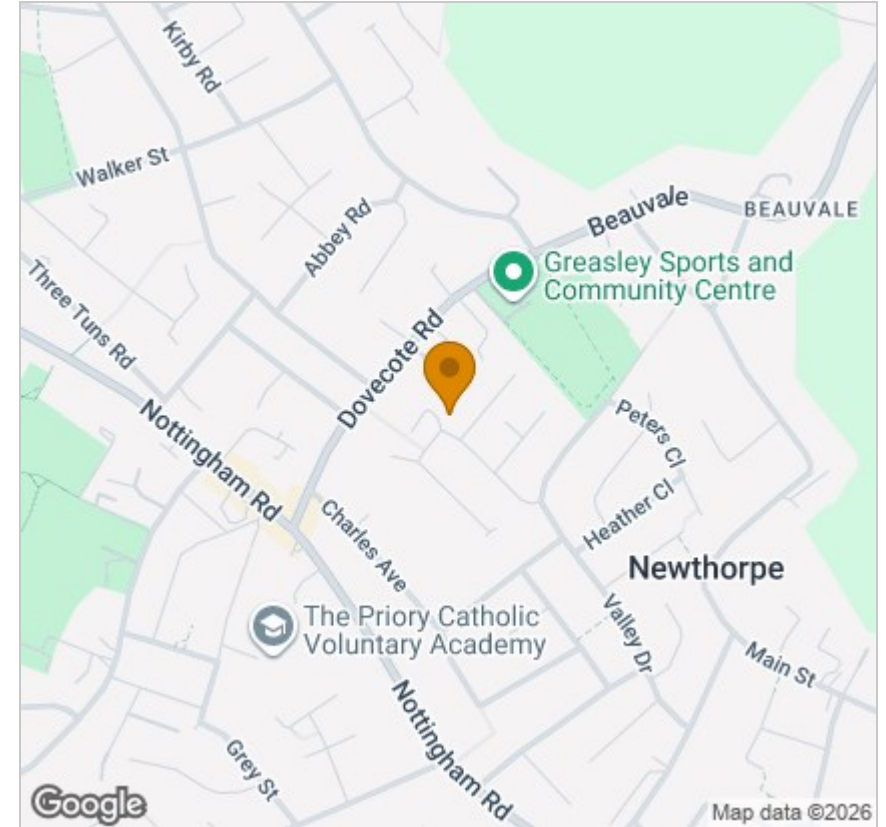
## Viewing

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

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## Area Map



## Energy Efficiency Graph

