



Dallington Street  
Broxtowe, Nottingham NG8 3DJ

TWO BEDROOM TOWN HOUSE

**£200,000 Freehold**





Located on a modern and sought-after new build development on Dallington Street, within the popular Broxtowe Estate, this beautifully presented two-bedroom townhouse offers stylish, low-maintenance living in a quiet and private setting.

The property benefits from allocated off-street parking with an EV charger, conveniently positioned directly outside the front door. Being south-facing, the home enjoys excellent natural light throughout the day along with thermal efficiency, contributing to a warm, dry and energy-efficient living environment. Built just four years ago, the property remains in immaculate condition and is ideal for buyers seeking a modern home with minimal upkeep. Additional features include a built-in alarm system, providing peace of mind and added security.

The estate itself offers a pleasant community feel with an optional residents' WhatsApp group, operating as a neighbourhood watch, and a small annual service charge of under £200 for the upkeep of communal areas.

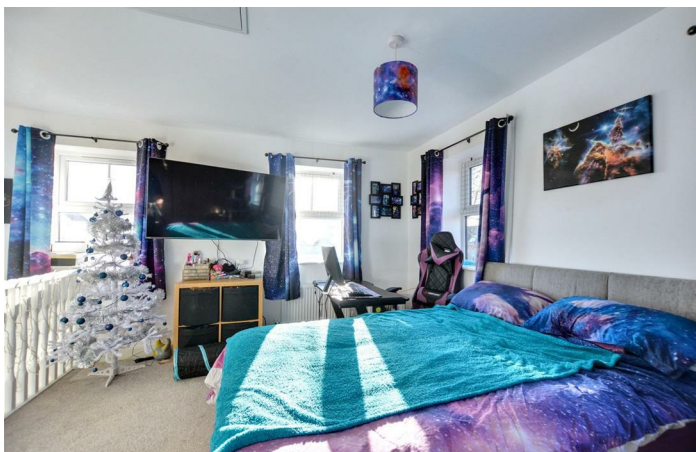
Upon entering the property, you are welcomed into a spacious, carpeted entrance hall with access to carpeted stairs, a modern three-piece family bathroom and a generous double bedroom. This bedroom is currently used for storage, features fresh carpets, a large double window and is presented in excellent condition.

The first floor opens into a bright and airy open-plan lounge and kitchen, enhanced by double windows and its desirable south-facing aspect. The kitchen is a standout feature, benefitting from a bespoke design not found in neighbouring properties, complete with fitted white goods and a bespoke splashback, creating a stylish and functional living space.

From the living area, a further staircase leads to the master bedroom, a large double room with its own three-piece en-suite bathroom. Like the rest of the property, this space is filled with natural light and finished to a high standard, including bespoke fitted wardrobes and a bespoke tiled bathroom.

The Broxtowe Estate is well regarded for its peaceful atmosphere and convenient access to local amenities. A range of shops, supermarkets and everyday conveniences are close by, while regular transport links provide easy access to Nottingham city centre and surrounding areas. The area is well served by local schools and childcare options, making it suitable for a variety of buyers. Nearby parks and green spaces offer opportunities for walking, recreation and outdoor leisure.

Quietly positioned away from busy roads and school noise, yet close to everything needed for modern living, this is a fantastic opportunity to purchase a high-quality home with unique upgrades, including a built-in alarm system, in an exclusive-feeling development.



### Entrance Hallway

Composite double glazed entrance door to the front elevation leading into the entrance hallway comprising carpeted flooring, storage cupboard housing the boiler, carpeted staircase leading to the lounge diner, doors leading off to:

### Bedroom Two

8'44 × 15'64 approx (2.44m × 4.57m approx)

UPVC double glazed windows to the side and front elevations, carpeted flooring, wall mounted radiator, recessed spotlights to the ceiling.

### Shower Room

5'40 × 7'19 approx (1.52m × 2.13m approx)

Tiled flooring, tiled splashbacks, heated towel rail, WC, wash hand basin with mixer tap, shower cubicle with mains fed rain water shower shower over, built-in storage cupboard.

### Living Kitchen Diner

10'99 × 14'87 approx (3.05m × 4.27m approx)

UPVC double glazed windows to the side and front elevations, a range of wall and base units with worksurfaces over incorporating a sink and drainer unit with mixer tap over, oven with four ring induction hob over and extractor fan above.

### Inner Hallway

UPVC double glazed window to the front elevation, wall mounted radiator, carpeted staircase leading to the master suite.

### Master Bedroom

14'91 × 13'04 approx (4.27m × 4.06m approx)

Carpeted flooring, UPVC double glazed windows to the front and side elevations, wall mounted radiator, built-in wardrobes, access to the loft, door leading to the en-suite.

### En-Suite

Bath with mains fed shower over, tiling to the walls, extractor fan, handwash basin with mixer tap, WC, heated towel rail, tiling to the floor.

### Front of Property

To the front of the property there is a driveway providing off the road parking with electric charging point.

### Agents Notes: Additional Information

Council Tax Band: A

Local Authority: Nottingham

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank : No

Broadband: BT, Sky, Virgin

Broadband Speed: Standard 7mbps Ultrafast 1800mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding in the past 5 years

Flood Defences: No

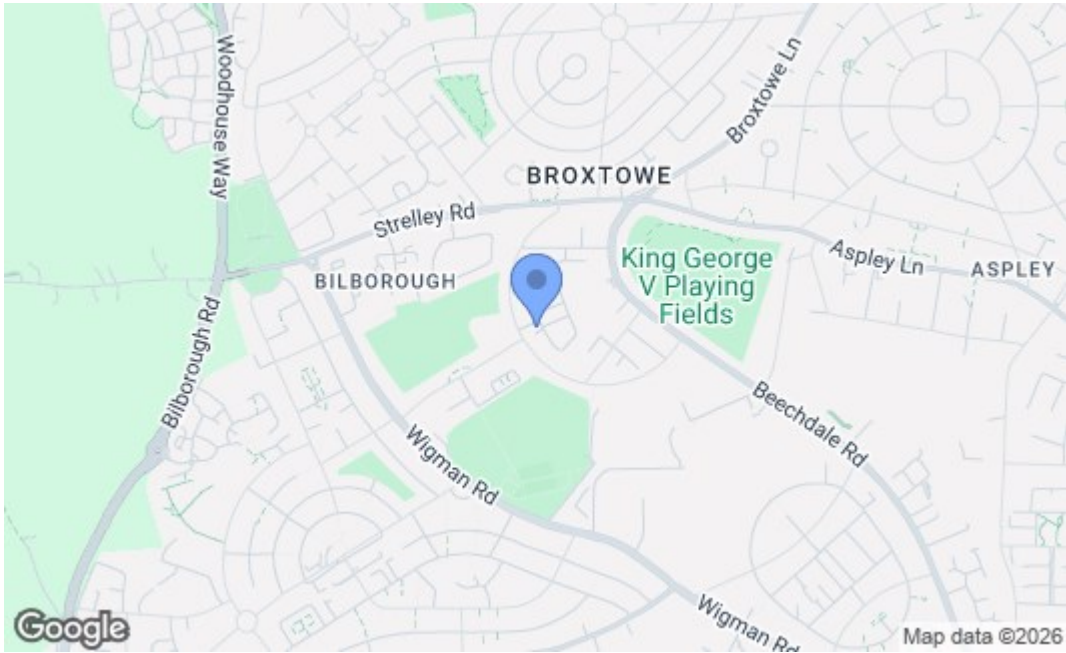
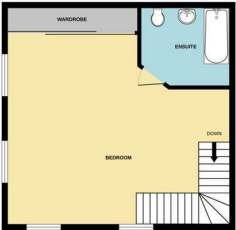
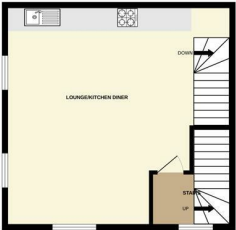
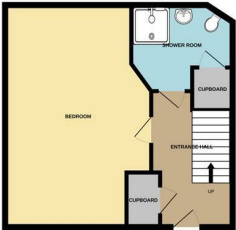
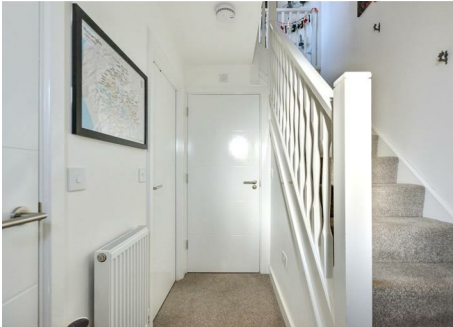
Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		97
(81-91) B	84	
(69-80) C		
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		

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.