



**Stephenson Road  
New Eastwood, Nottinghamshire**

**£300,000 Freehold**

A 2021 MODWEN HOMES CONSTRUCTED  
FIVE BEDROOM DETACHED FAMILY HOUSE  
OFFERED FOR SALE WITH NO UPWARD  
CHAIN.

0115 949 0044



/robertellisestateagent



@robertellisea



ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET THIS 2021 CONSTRUCTED MODWEN HOMES THREE STOREY, FIVE BEDROOM, THREE BATHROOM, FOUR TOILET DETACHED FAMILY HOUSE KNOWN AS "THE PARIS" SITUATED WITHIN THIS POPULAR AND NOW ESTABLISHED RESIDENTIAL LOCATION KNOWN AS "NEW EASTWOOD".

With accommodation over three floors, the ground floor comprises entrance hall, ground floor WC, living room and dining kitchen. The first floor landing provides access to the first three bedrooms (the principal bedroom benefitting from en-suite facilities) and family bathroom. A further staircase then rises to the top floor where two double bedrooms and an additional bathroom can be found.

The property also benefits from gas fired central heating from combination boiler, double glazing, off-street parking and garage (with the benefit of power and lighting).

The property sits within this favoured and now established modern location known locally as "New Eastwood" which offers easy access to great transport links, such as the A610 and motorway junctions. There is also easy access to nearby schooling, shops, services, amenities, open countryside, as well as Giltbrook Retail Park.

Due to the generous amount of accommodation split over three floors, we believe the property will make an ideal family home. We highly recommend an internal viewing.



## HALL

19'0" x 7'1" (5.80 x 2.16)

Composite and double glazed surround front entrance door, turning staircase rising to the first floor with decorative wood spindle balustrade, radiator. Doors to the living room, kitchen and WC.

## WC

5'8" x 3'8" (1.74 x 1.14)

Modern white two piece suite comprising push flush WC, wash hand basin with mixer tap and tiled splashbacks, radiator, extractor fan.

## LIVING ROOM

17'1" x 10'2" (5.22 x 3.11)

Double glazed windows to the front and sides (with fitted blinds), radiators, media points.

## KITCHEN DINER

17'11" x 9'1" (5.47 x 2.79)

The kitchen area comprises a matching range of fitted base and wall storage cupboards and drawers, with granite-style roll top work surfaces incorporating one and a half bowl sink unit with draining board and central mixer tap. Fitted 'Zanussi' five ring gas burner with extractor over, in-built matching eye level double oven, integrated appliances include fridge, freezer and dishwasher. Ample space for dining table and chairs, double glazed window to the front (with fitted blinds), double glazed French doors opening out to the rear garden (with fitted blinds), boiler cupboard housing the gas fired combination boiler for central heating and hot water purposes, radiator, spotlights to one half, useful understairs storage closet (with power, lighting and plumbing for washing machine).

## FIRST FLOOR LANDING

Turning staircase rising to the top floor with decorative wood spindle balustrade, radiator. Doors to the first floor bedrooms and bathroom.

## BEDROOM ONE

12'2" x 9'1" (3.71 x 2.79)

Double glazed French doors to the front (with fitted inset blinds), radiator, fitted double wardrobe. Door to en-suite.

## EN-SUITE

9'1" x 4'7" (2.77 x 1.40)

Three piece suite comprising walk-in tiled shower cubicle with mains shower and glass screen/sliding door, push flush WC, wash hand basin with mixer tap. Partial tiling to the walls, double glazed window to the side (with fitted blinds), spotlights, extractor fan, shaver point.

## BEDROOM TWO

10'10" x 9'11" (3.32 x 3.04)

Double glazed window to the side (with fitted blinds), radiator, fitted floor to ceiling double wardrobe and mirror fronted sliding doors.

## BEDROOM THREE

7'0" x 6'10" (2.15 x 2.10)

Double glazed windows to the front and side (with fitted blinds), radiator.

## BATHROOM

7'0" x 6'3" (2.15 x 1.93)

Modern white three piece suite comprising panel bath with glass shower screen, mixer tap and shower attachment over, push flush WC, wash hand basin with mixer tap. Partial tiling to the walls, double glazed window to the front (with fitted blinds), shaver point, ladder style towel radiator, spotlights, extractor fan.

## SECOND FLOOR LANDING

Decorative wood spindle balustrade. Loft access point. Doors to bedrooms four and five, and top floor bathroom.

## BEDROOM FOUR

17'1" x 10'2" (5.23 x 3.11)

Double glazed window to the front (with fitted blinds), Velux roof window to the rear (with slide down blind), radiator.

## BEDROOM FIVE

17'1" x 9'1" (5.23 x 2.79)

Double glazed window to the front, Velux roof window to the rear (with slide down blind), radiator.

## SECOND FLOOR BATHROOM

6'11" x 5'11" (2.11 x 1.82)

Modern white three piece suite comprising panel bath with glass shower screen and central mixer tap with shower attachment over, wash hand basin with mixer tap, push flush WC. Partial tiling to the walls, shaver point, ladder towel radiator, spotlights, extractor fan, Velux roof window to the front (with slide down blind).

## OUTSIDE

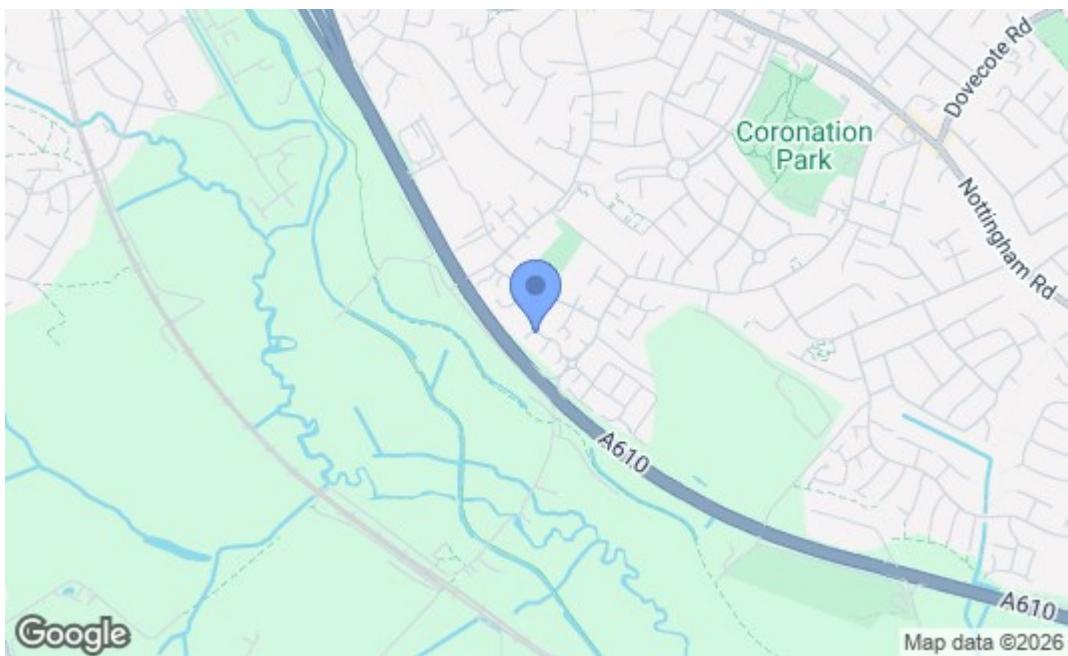
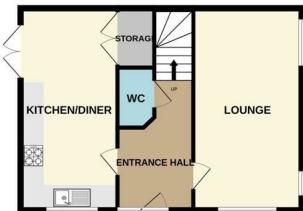
The property benefits from enclosed garden space with curved brick wall and fencing to the boundary lines. The garden is predominantly lawned with pedestrian access gate leading onto the driveway which, in turn, leads to the garage.

## GARAGE

Brick, pitched roof garage with door to the front, power and lighting to the inside, with security light to the garage door.



Robert Ellis  
ESTATE AGENTS



#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	93
(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.