



£250,000 Freehold

2 WILSON STREET | PINXTON | NOTTINGHAM | NG16 6LS

**BuckleyBrown**  
ESTATE AGENTS

SPACE FOR EVERYDAY LIVING. Located in the heart of the popular village of Pinxton, Nottingham, this charming semi-detached home on Wilson Street offers an attractive blend of character and modern family living. Well placed for local amenities, schools and transport links, the property provides both convenience and a strong sense of community.

The ground floor welcomes you into a spacious open-plan living and dining area, creating a warm and sociable space ideal for everyday living or entertaining. A well-equipped kitchen offers ample storage and preparation space, while a modern three-piece shower room completes the ground floor layout, adding valuable practicality. Finally, the ground floor hosts a convenient laundry room located just off the shower room for added convenience.

Upstairs, the property boasts four well-proportioned bedrooms, each offering flexible accommodation to suit a range of needs. A family bathroom is positioned off the landing, conveniently serving all bedrooms.

Outside, a pleasant garden provides a private space to relax, entertain or enjoy outdoor activities. Offering generous living space, a desirable village location and excellent versatility, this home presents a fantastic opportunity for a wide range of buyers.

Call now to arrange your viewing!





#### Hall

With leading access into;

#### Kitchen 12'11" x 12'0"

Complete with a range of matching wall and base cabinets, inset sink with drainer, integrated appliances and a wonderful centre island offering a breakfast bar seating area. Dual aspect windows to the rear and side elevations.

#### Dining Room 15'5" x 12'11"

Versatile reception room with laminate flooring, central heating radiator and a window to the front elevation.

#### Living Room 12'2" x 9'6"

Cosy living area with laminate flooring, central heating radiator, log burner fireplace and french doors opening to the

rear garden. Additionally, the log burner assists the central heating reducing the gas consumption.

#### Shower Room 7'4" x 9'3"

Convenient ground floor shower room comprising of a hand wash basin, low flush WC and a shower. Access to a handy laundry room.

#### Laundry Room

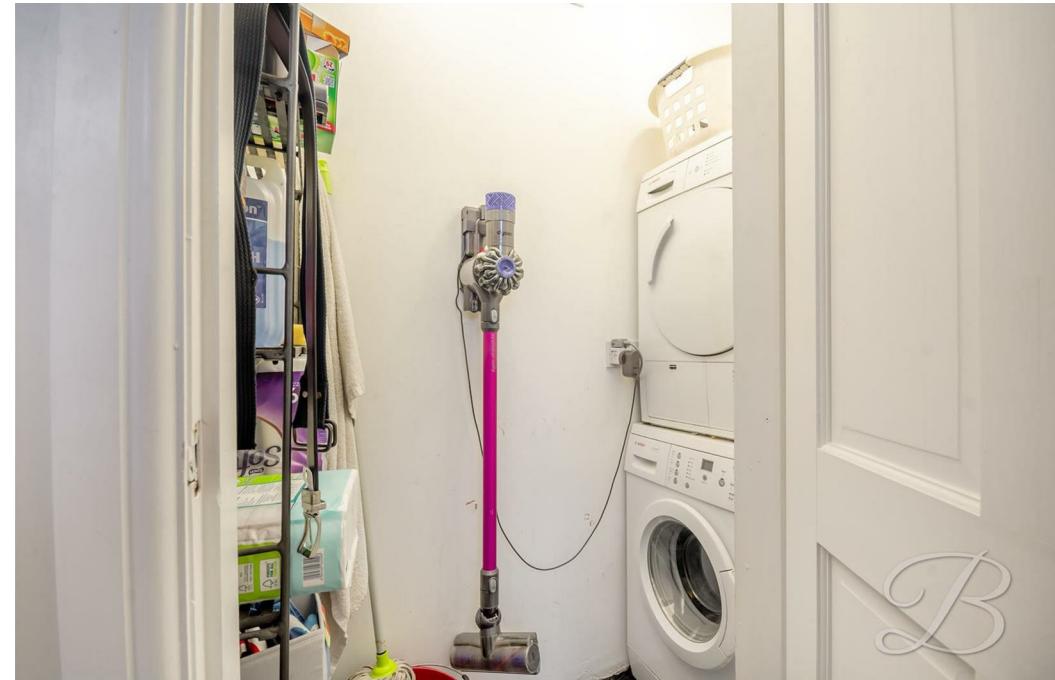
Space and plumbing for a washing machine and tumble dryer along with additional storage space.

#### Landing

With leading access into;

#### Bedroom One 12'11" x 10'9"

Carpeted flooring, central heating radiator and a window to the rear elevation.



#### Bedroom Two 12'2" x 10'9"

Carpeted flooring, central heating radiator, built in wardrobe and a window to the rear elevation.

#### Bedroom Three 12'11" x 10'6"

Carpeted flooring, central heating radiator and a window to the front elevation.

#### Bedroom Four 7'6" x 7'10"

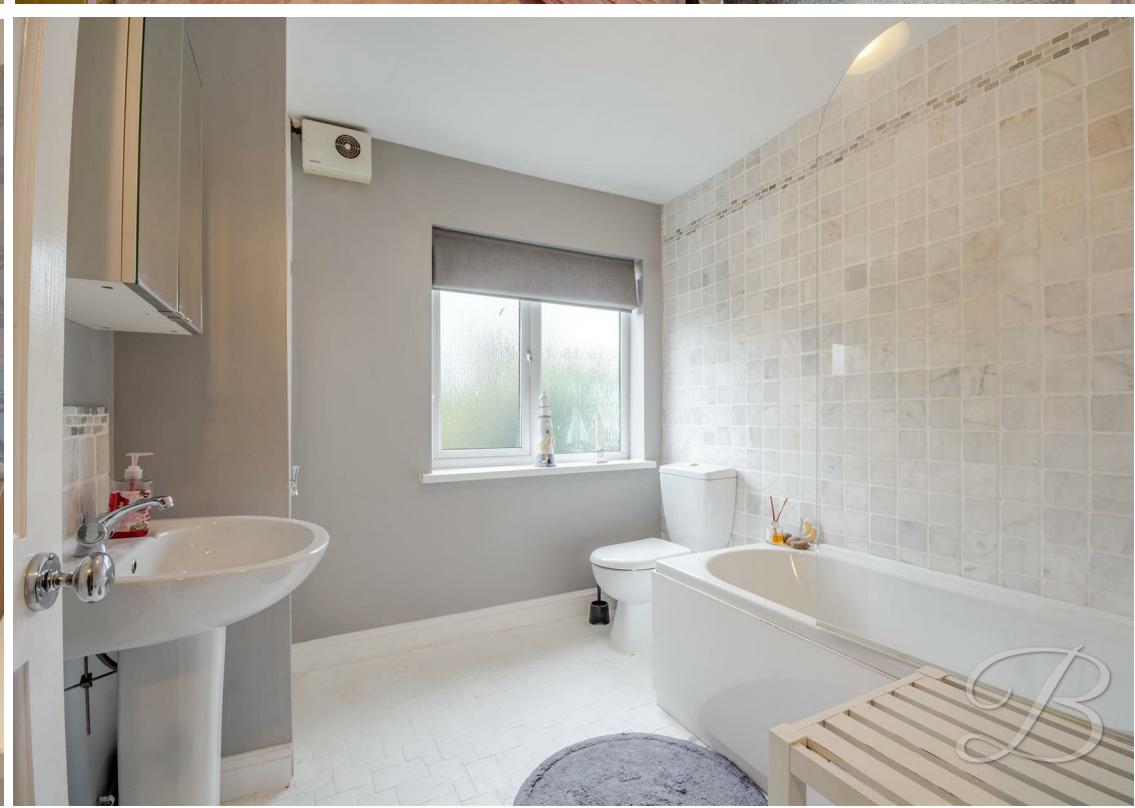
Carpeted flooring, central heating radiator and a window to the front elevation.

#### Bathroom 7'6" x 7'10"

Three piece suite including a hand wash basin, low flush WC and a bath with an overhead shower. Window to the front elevation.

#### Outside

Fence frontage with a path leading to the front door alongside a spacious driveway to the side. The rear garden boasts a well established lawn, decked seating area and fence surround.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-81) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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