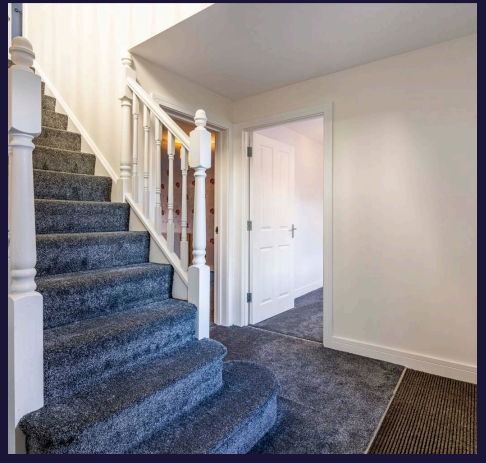


Hampden Road, Newton

Guide Price **£1,800 PA**

Comfort Estates









Hampden Road

Newton, Nottingham

A substantial five-bedroom detached home occupying a desirable position on Hampden Road, offering spacious and versatile accommodation ideally suited to families and professional households alike. Available XXXXXXX and offered unfurnished, the property benefits from two dedicated office spaces, two en-suite bathrooms, generous living accommodation, and a private rear garden.

The accommodation comprises a spacious lounge, open-plan kitchen/diner, utility room, ground floor WC, five bedrooms, a family bathroom, and two en-suites. Grey carpeting runs throughout the bedrooms and office spaces, creating a cohesive feel across both floors. Thoughtfully arranged throughout, the property offers flexible living space to suit a variety of modern lifestyles.

Externally, the property benefits from a spacious and private rear garden, a double driveway, and a double garage, providing excellent outdoor space, parking, and storage









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Newton, Nottingham

The property is conveniently located close to the market town of Bingham, which offers a range of shops, supermarkets, cafés, and everyday amenities. Families will benefit from nearby schooling, including Bingham Primary School and Toot Hill School, while commuters can take advantage of Bingham railway station and local bus services, providing connections to Nottingham and surrounding areas.

Available XXXXX and offered unfurnished. Early viewing is highly recommended.



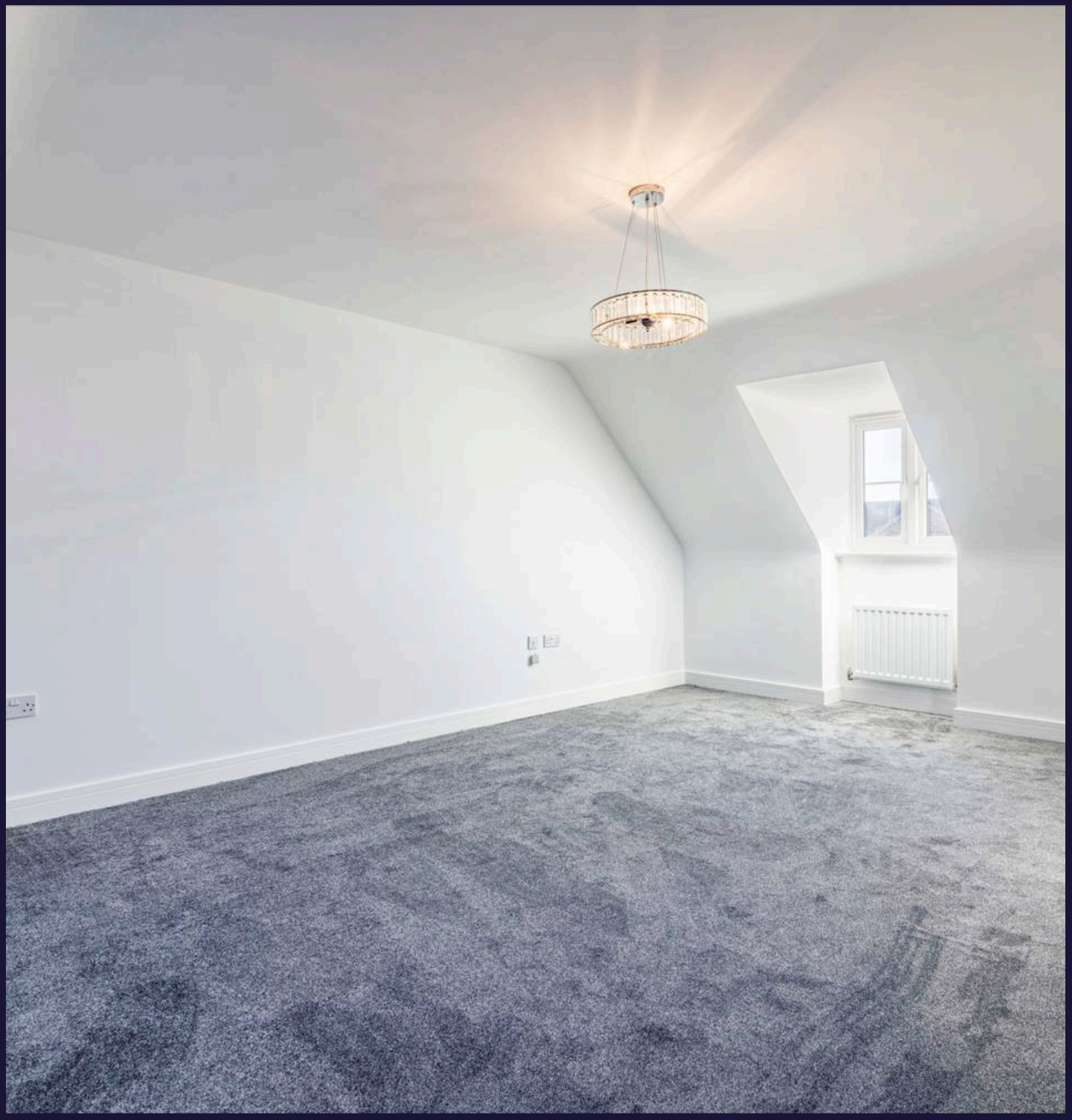
Entrance/Hallway
14' 8" x 10' 6" (4.46m x 3.21m)
A welcoming entrance hallway featuring a grand staircase leading to the first floor and useful built-in storage beneath the stairs, providing practical storage space.

Office/Study 1
8' 6" x 8' 2" (2.59m x 2.48m)
A versatile room situated to the front of the property, ideal for use as a home office, study, hobby room, or additional reception space.

Office/Study 2
10' 6" x 9' 5" (3.19m x 2.86m)
Another versatile room situated to the front of the property, offering an excellent work-from-home environment or flexible living space to suit a variety of needs.

Lounge
21' 6" x 11' 5" (6.56m x 3.49m)
A spacious and inviting living room benefiting from a feature fireplace and patio doors leading directly onto the rear garden.

Kitchen/Diner
17' 5" x 16' 11" (5.32m x 5.15m)
An impressive open-plan kitchen and dining area offering excellent space for both everyday living and entertaining. The kitchen benefits from extensive storage, integrated double ovens, a gas hob, an extractor fan, a dishwasher, and a fridge/freezer, whilst patio doors provide direct access to the garden.



Utility
8' 2" x 6' 10" (2.48m x 2.08m)
A practical utility space fitted with a washing machine, sink, and additional storage, with convenient access to both the driveway and rear of the property.

WC
Conveniently located on the ground floor and fitted with a wash basin and WC.

Room 1
12' 0" x 11' 3" (3.65m x 3.44m)
A spacious double bedroom overlooking the rear garden and benefiting from extensive wall-to-wall built-in storage. The room is further enhanced by its own private en-suite shower room.

En-suite Bathroom
6' 9" x 6' 4" (2.05m x 1.92m)
A private en-suite shower room

Room 2
10' 6" x 9' 10" (3.19m x 2.99m)
A generously sized double bedroom enjoying views over the rear garden.

Main Bathroom
10' 6" x 6' 4" (3.19m x 1.92m)
A well-appointed family bathroom comprising a bath and separate shower cubicle, providing flexibility for busy households.

Room 3
10' 6" x 6' 11" (3.19m x 2.10m)
A comfortable bedroom positioned at the front of the property, ideal as a child's bedroom, guest room, or additional workspace.



Room 4
12' 0" x 10' 0" (3.65m x 3.04m)
A well-proportioned bedroom located at the front of the property, offering generous accommodation and excellent flexibility.

Room 5
19' 8" x 19' 3" (5.99m x 5.87m)
A particularly spacious bedroom featuring characterful sloped ceilings and useful built-in storage, creating a unique and versatile living space.

Room 5 Dressing Room
11' 9" x 9' 9" (3.58m x 2.96m)
Open to Bedroom Five, this dedicated dressing area benefits from built-in wardrobes, additional storage, a dressing table with mirror and stool, and a cupboard housing the boiler.

Room 5 En-suite
10' 2" x 9' 7" (3.11m x 2.93m)
A spacious en-suite bathroom fitted with twin wash basins, a separate shower cubicle, and a bath, creating a practical and luxurious addition to the bedroom suite.









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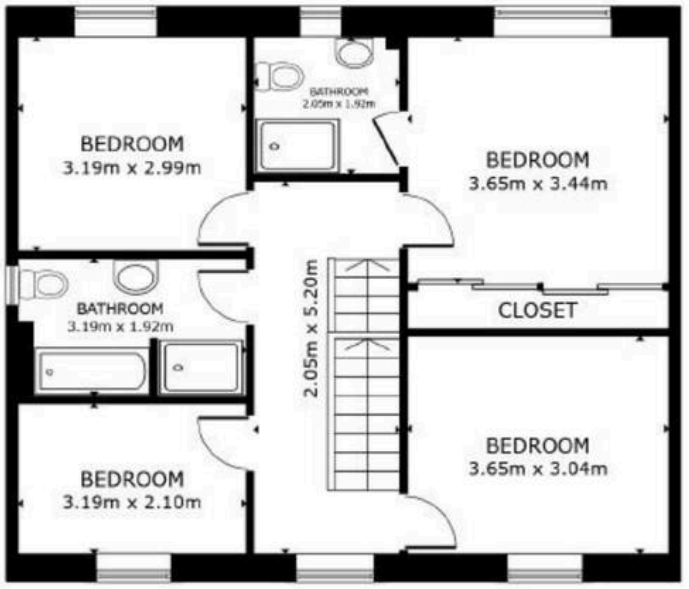
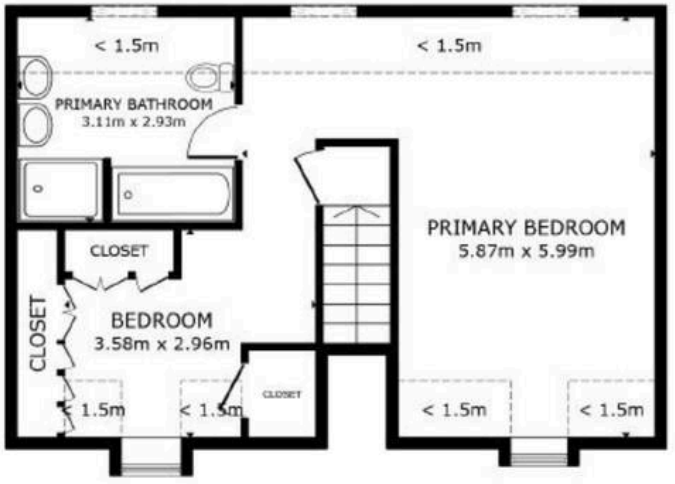


FLOOR 1



GROUND FLOOR



FLOOR 2



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