

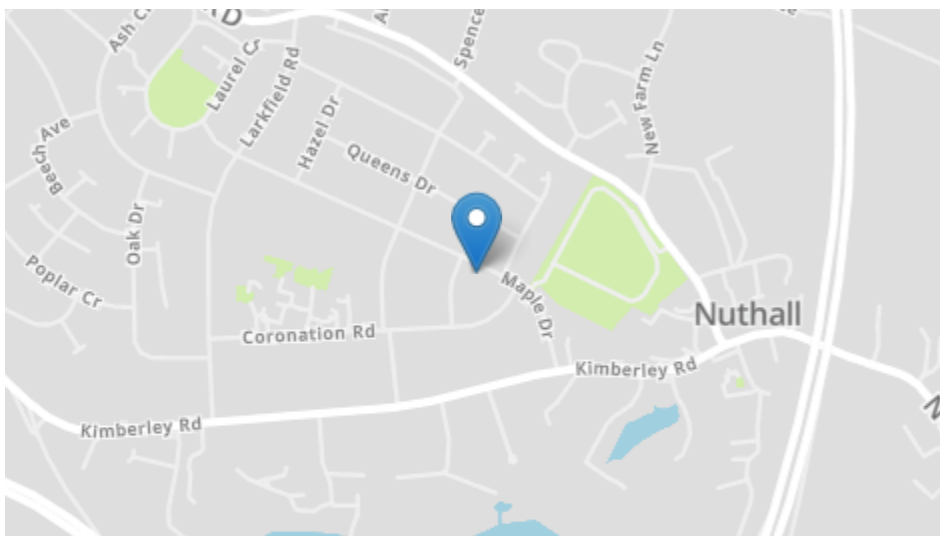
Maple Drive, Nuthall, NG16 1EJ

OFFERS OVER £325,000

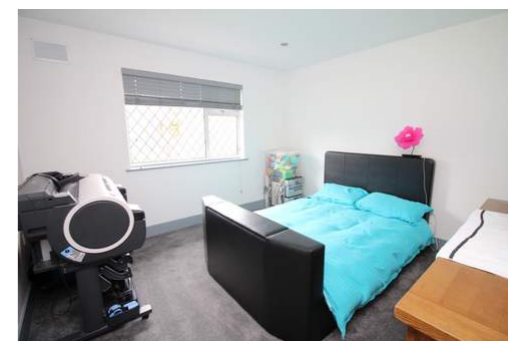


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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	69	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Our Seller says....

- Detached Bungalow
- 4 Bedrooms
- En Suite To Master & Guest Bedrooms
- 2 Reception Rooms
- Off Road Parking
- Excellent Road & Public Transport Links
- Well Presented Throughout
- Recently Renovated Throughout

want to view?
 Call us on 0115 938 5577
 Our lines are open 8am - 8pm
 7 Days a week
 or email
 mail@watsons-residential.co.uk
 Ref - 20551234

Important note to buyers: As the selling agents for the property described in this brochure we have taken all reasonable steps to ensure our property particulars are fair, accurate, reliable and reproduced in good faith however they do not form part of any offer or contract and do not constitute representations of fact. If you become aware that any information provided to you is inaccurate please contact our office as soon as possible so we can make the necessary amendments. All measurements are provided as a general guide and floor plans are for illustration purposes only. Appliances, equipment and services in the property have not been tested by us and we recommend all prospective buyers instruct their own service reports or surveys prior to exchanging contracts.



40 Main Street, Kimberley, NG16 2LY
 www.watsons-residential.co.uk

0115 938 5577
 8am-8pm - 7days



*** JUST UNPACK & SIT BACK *** Located in a sought after residential area, this beautifully presented dormer bungalow has had all the hard work done, providing a fuss free home you can enjoy from day one. The ground floor accommodation briefly comprises: Entrance hallway, lounge with bi folding doors opening onto the rear garden, breakfast kitchen fitted with modern high gloss units, study, two good size bedrooms- master bedroom with ensuite - and a wet room which has been fitted with a contemporary suite. Stairs from the kitchen provide access to the 3rd & 4th bedrooms both benefitting from en suite shower rooms. Outside, the rear garden offers a good level of privacy and is predominantly lawned with a terrace area ideal for entertaining. To the front of the property, a driveway provides ample off road parking. The property has been fitted with CAT 5 internet system, perfect for buyers working from home. The property is ideally located for key roads and public transport, including the Rainbow One bus service which runs regularly along Kimberley Road with routes to Nottingham City amongst other destinations. Kimberley Town Centre is just 1 mile away which offers a range of shops, amenities and public services including a doctors surgery, dentist and a library. For more information or to book your viewing, call our team.

Ground Floor

Entrance Hall

Composite entrance door, lead lined uPVC double glazed window to the side, luxury vinyl tiled flooring with inset foot mat. Sensor spotlights, radiators and door to the store room and dining kitchen.

Dining Kitchen

6.78m x 2.45m (22' 3" x 8' 0") A range of matching high gloss wall & base units, quartz work surfaces incorporating an inset sink & drainer unit. Integrated appliances to include: waist height oven, steamer, dishwasher and 5 ring gas hob with extractor over. Luxury vinyl flooring, ceiling spotlights, vertical radiator, lead lined uPVC double glazed window to the both sides, stairs to the first floor with glass balustrade and doors to the side, utility cupboard, bedroom 1 and inner hall.

Inner Hall

Luxury vinyl flooring, radiator, sensor spotlights and doors to the lounge, bedroom 2, study and shower room.

Lounge

3.69m x 3.03m (12' 1" x 9' 11") Bi folding doors to the rear garden, ceiling spotlights and radiator.

Shower Room

Fully tiled shower room in white comprising WC, floating sink and wall mounted electric shower. Radiator, obscured uPVC double glazed window to the side and extractor fan.

Bedroom 1

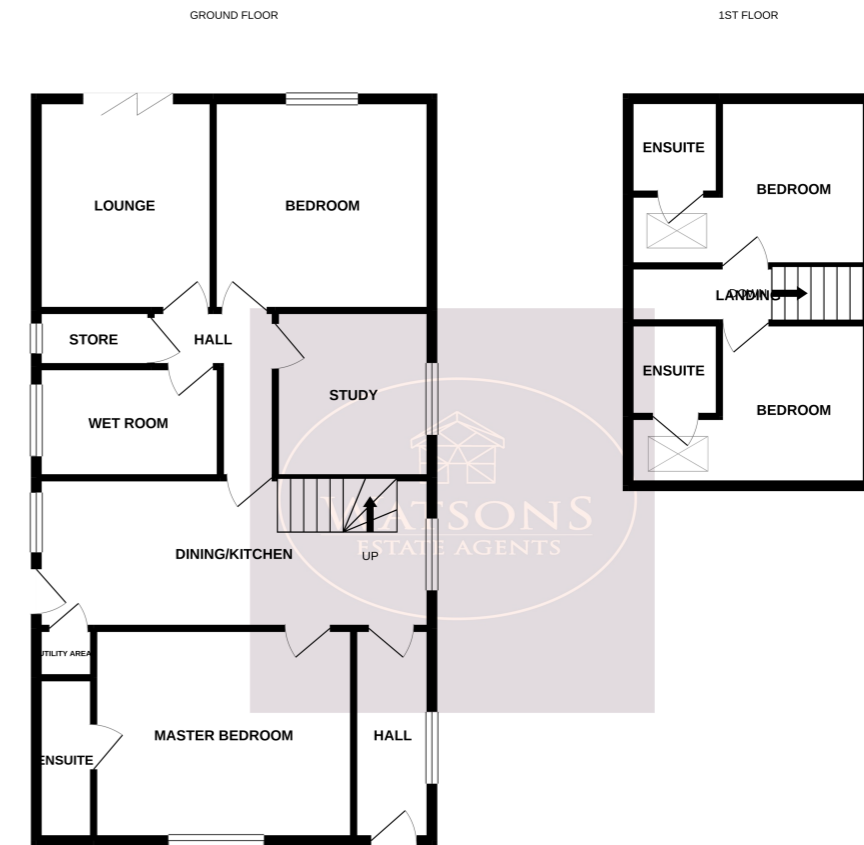
4.28m x 3.5m (14' 1" x 11' 6") Lead lined uPVC double glazed window to the front, ceiling spotlights, radiator and door to the en suite.

En Suite

3 piece suite in white comprising WC, vanity sink unit and bath with dual rainfall effect shower over. Heated towel rail, ceiling spotlights and extractor fan.

Study

2.81m x 2.62m (9' 3" x 8' 7") Lead lined uPVC double glazed window to the side, luxury vinyl flooring, radiator and ceiling spotlights.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with MyFloorplan 11/2021

Bedroom 2

3.71m x 3.57m (12' 2" x 11' 9") Lead lined uPVC double glazed window to the rear, ceiling spotlights and radiator.

Utility Cupboard

Plumbing for washing machine and wall mounted combination boiler.

First Floor

Bedroom 3

3.98m x 2.19m (13' 1" x 7' 2") 2 skylights, radiato, eaves storage and door to the en suite.

En Suite

3 piece suite in white comprising concealed cistern WC, floating vanity sink unit and shower cubicle with dual rainfall effect shower. Skylight, heated towel rail and luxury vinyl flooring.

Bedroom 4

4.05m x 2.73m (13' 3" x 8' 11") 2 skylights, radiator, eaves storage and door to the en suite.

En Suite

3 piece suite in white comprising concealed cistern WC, floating vanity sink unit and shower cubicle with dual rainfall effect shower. Skylight, heated towel rail and luxury vinyl flooring.

Outside

To the front and side of the property is a tarmac driveway providing ample off road parking. The south facing rear garden comprises of a lawned garden, raised timber decking area and is enclosed by timber fencing to the perimeter. Further features include an outside tap and power points.