

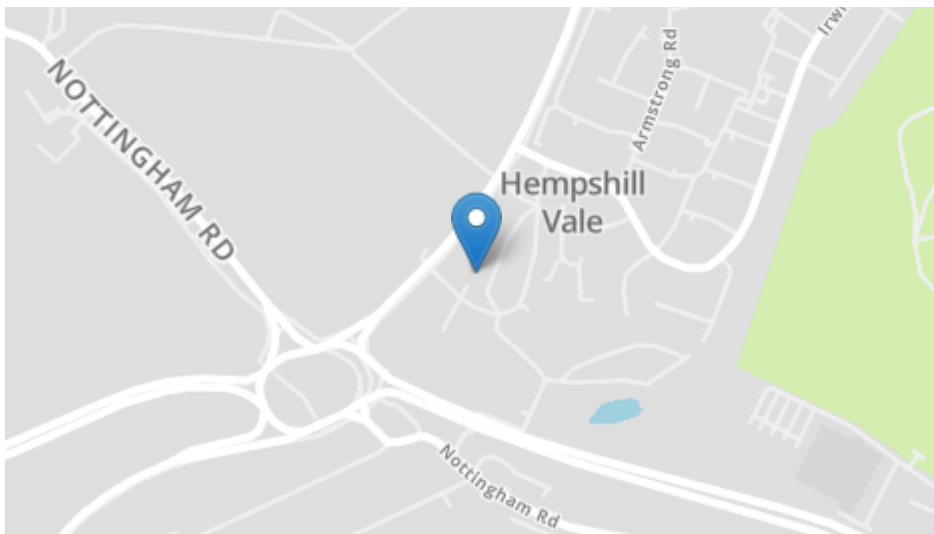
Plot 112 The Staunton, Low Wood Road, Nuthall, NG6 7AB

£349,995



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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 - 29898114

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.

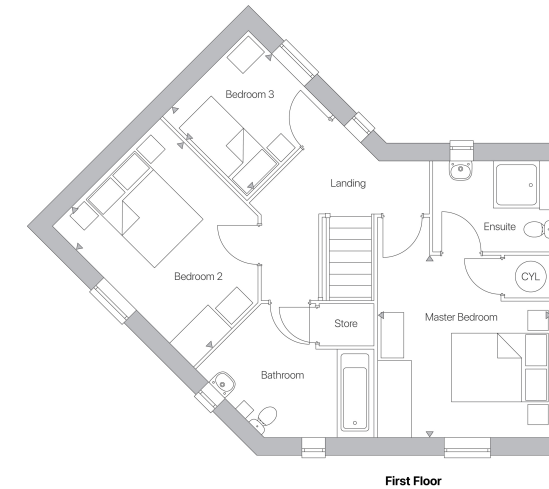
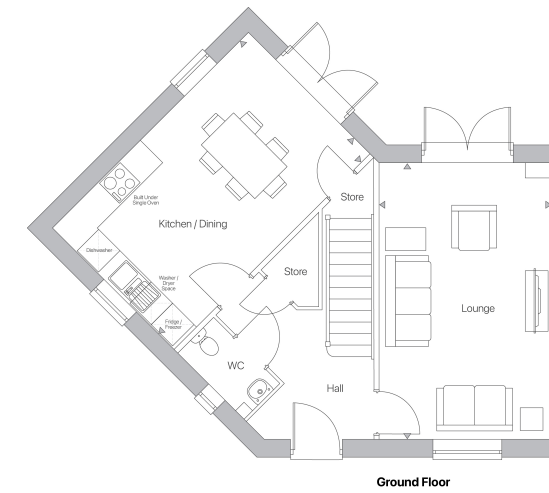


- The Staunton
- 1070 SQ FT
- Brand New Detached Home
- 3 Bedrooms
- Open Plan Dining Kitchen
- Lounge
- Downstairs WC
- En Suite & Family Bathroom
- Driveway
- 10 Year Warranty

Our Seller says....

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

0115 938 5577
8am-8pm - 7days



This unique home offers spacious family living with an unusual, curved aspect. Downstairs, the hallway leads to a separate full-length lounge with double doors leading out onto the rear garden. You'll also find a spacious full-length open-plan kitchen and dining space, with double doors which also lead to the garden and storage area. A separate handy storage cupboard and WC complete the ground floor accommodation. On the first floor, the master bedroom has its own ensuite, while the further two bedrooms share a well-appointed family bathroom. Call our Kimberley Team to book a viewing 01159385577 Option 1.

Ground Floor

Entrance Hall

Entrance door to the front, stairs to the first floor and doors to the WC, lounge and dining kitchen. Door to the storage cupboard.

WC

WC, pedestal sink unit and obscured uPVC double glazed window to the front.

Lounge

5.42m x 3.36m (17' 9" x 11' 0") UPVC double glazed window to the front and French doors to the rear garden. Radiator.

Dining Kitchen

5.42m x 3.35m (17' 9" x 11' 0") A range of matching wall & base units, work surfaces incorporating an inset sink & drainer unit. Integrated appliances. UPVC double glazed window to the front and French doors to the rear garden.

First Floor

Landing

Doors to all bedrooms and bathroom. Doors to the storage cupboard. Access to the attic.

Primary Bedroom

3.56m x 3.39m (11' 8" x 11' 1") UPVC double glazed window to the front and radiator. Door to the en suite.

En Suite

3 piece suite in white comprising WC, pedestal sink unit and shower cubicle. Extractor fan, heated towel rail and obscured uPVC double glazed window to the rear.

Bedroom 2

3.89m x 2.96m (12' 9" x 9' 9") UPVC double glazed window to the front and radiator.

Bedroom 3

2.35m x 2.31m (7' 9" x 7' 7") UPVC double glazed window to the rear and radiator.

Bathroom

3 piece suite in white comprising WC, pedestal sink unit and bath with shower over. Extractor fan. Obscured uPVC double glazed window to the front.