

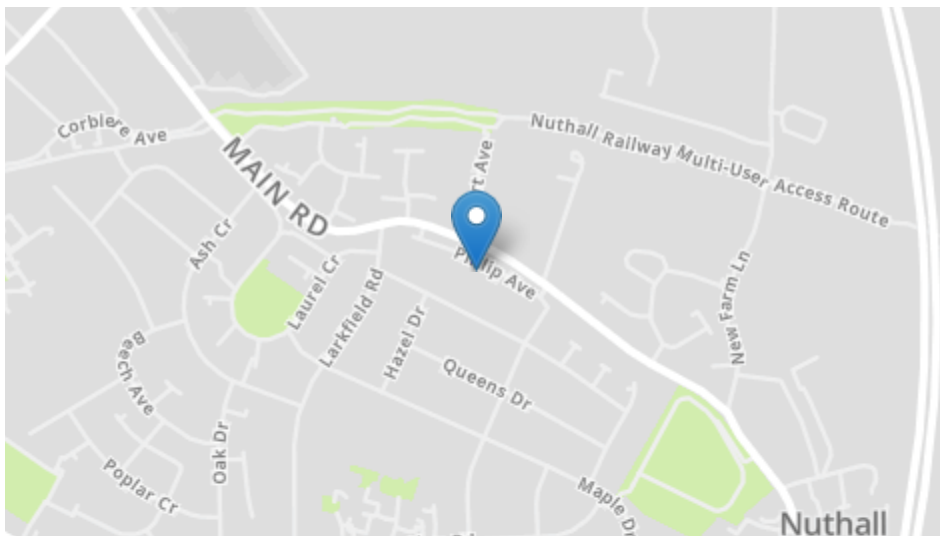
Philip Avenue, Nuthall, Nottingham, NG16 1EA

£240,000



Philip Avenue, Nuthall, Nottingham, NG16 1EA

£240,000



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		86
(81-91)	B		
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



- Semi Detached Family Home
- 3 Bedrooms
- Open Plan Dining Kitchen
- Downstairs WC
- Garage & Driveway
- Well Presented Throughout
- South Facing Rear Garden
- Favoured School Catchment & Excellent Transport Links

Our Seller says....

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 - 26485532

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



*** MAKE YOUR FIRST HOME A FAMILY HOME *** Turn the key and walk into your dream home with this SUPERB 3 bedroom semi detached on a particularly desirable street in the Larkfields area of Nuthall. The accommodation is functional and stylishly presented throughout, comprising in brief: entrance hall, lounge, open plan dining kitchen, downstairs wc, upstairs landing to the 3 DOUBLE bedrooms and family bathroom. Outside, to the front there is good off street parking provision, whilst the lawned rear enjoys a high level of privacy. This type of property tend to attract families due to the good size 3rd bedroom and rear garden, but the favoured local schools are also an attraction. There is a wide range of shops in the nearby Town Centre, yet there are also some lovely countryside walks. We highly recommend viewing this one to see for yourself what all the fuss is about.

Ground Floor

Porch

Obscured uPVC double glazed window & UPVC double glazed entrance door, wood effect laminate flooring. Door to the entrance hall.

Entrance Hall

Stairs to the first floor & door to the lounge.

Lounge

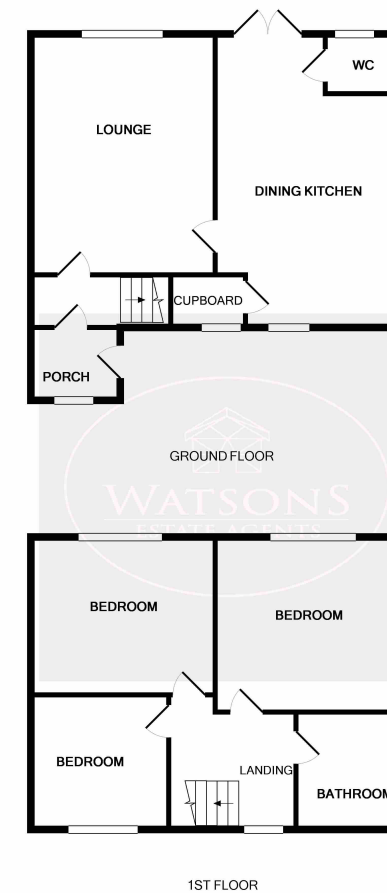
4.69m x 3.66m (15' 5" x 12' 0") UPVC double glazed window to the rear, wall mounted gas fire, wood effect laminate flooring, radiator & door to the dining kitchen.

Dining Kitchen

5.59m x 3.63m (18' 4" x 11' 11") A range of matching high gloss wall & base units, work surfaces incorporating a one & a half bowl stainless steel sink & drainer unit. Integrated appliances to included waist height electric oven & grill, electric hob with extractor over and dishwasher. Plumbing for washing machine, wood effect laminate flooring, breakfast bar, ceiling spotlights, under stair storage cupboard, 2 uPVC double glazed windows to the side, uPVC double glazed window to the rear, uPVC double glazed french doors to the rear garden & door to the WC.

WC

WC & pedestal sink unit. Worcester Bosch boiler, extractor fan.



Whilst every attempt has been made to ensure the accuracy of the floor plan 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 Metropix i2019

First Floor

Landing

UPVC double glazed window to the front, access to the attic, radiator. Doors to all bedrooms & bathroom.

Bedroom 1

3.7m x 3.4m (12' 2" x 11' 2") UPVC double glazed window to the rear, radiator.

Bedroom 2

3.7m x 3.12m (12' 2" x 10' 3") UPVC double glazed window to the rear, radiator.

Bedroom 3

2.66m x 2.56m (8' 9" x 8' 5") UPVC double glazed window to the front, wood effect laminate flooring, radiator.

Bathroom

3 piece suite in white comprising WC, pedestal sink unit & bath with shower over. Chrome heated towel rail, ceiling spotlights & obscured uPVC double glazed window to the side.

Outside

To the front of the property there is a small lawn & a block paved driveway provides off road parking for 2 cars, with gated access to the side of the property. To the rear, the south facing garden comprises of a patio area leading to a well maintained lawn with flower bed borders and a range of plants & shrubs. There is a single detached garage with an up and over door. The garden is enclosed by timber fencing and also benefits from external power points.