

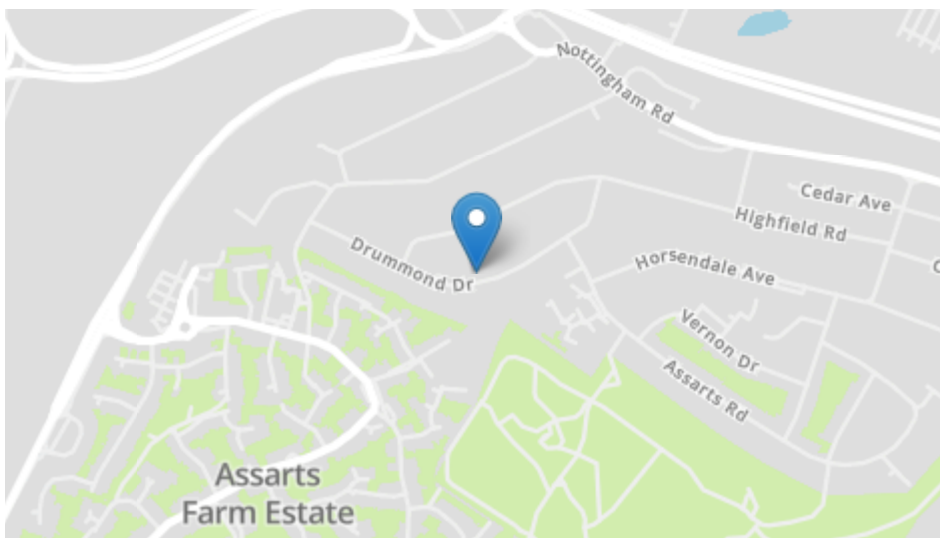
Drummond Drive, Nuthall, NG16 1BL

Offers Over £325,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		85
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	67	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



- Detached Bungalow
- 3 Bedrooms
- Utility Room
- Driveway & Garage
- Private Rear Garden
- Excellent Road & Public Transport Links Including Tram
- Ease Of Access To A610 & M1
- Popular Residential Location

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 - 26565694

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 on the ever popular Horsendale Estate, this beautifully presented 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 porch, hall giving access to the lounge with bay window, a fitted breakfast kitchen, utility room, three generous size bedrooms, a four piece bathroom suite. To the outside a front garden with a driveway providing off road parking and giving access to the garage, to the rear an enclosed well presented garden. Drummond Drive is located within the popular residential area of Nuthall with easy access to a range of local amenities, Kimberley Town Centre and both road and transport links including the A610/M1 and Phoenix park tram terminus.

#### Entrance Porch

Double glazed obscure door to the front elevation, tiled flooring and door access to the side to the hall.

#### Entrance Hall

Storage cupboard, access to the attic and doors to the lounge, breakfast kitchen, all bedrooms and bathroom.

#### Lounge

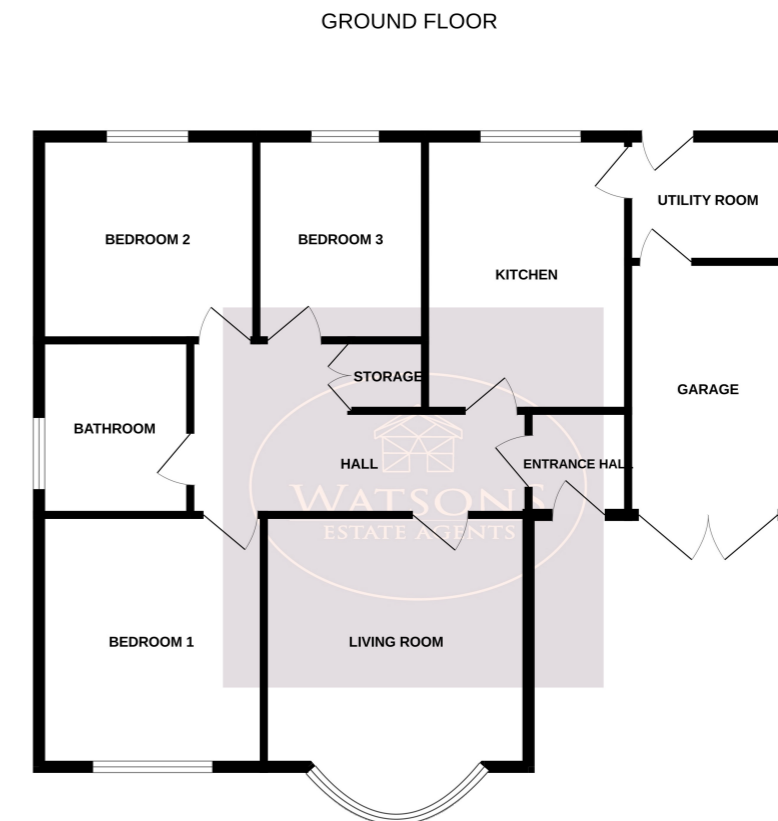
5.13m x 3.79m (16' 10" x 12' 5") UPVC double glazed bay window to the front and radiator.

#### Breakfast Kitchen

4.07m x 3.01m (13' 4" x 9' 11") A range of matching wall & base units, work surfaces incorporating a sink & drainer unit. Plumbing for dishwasher, space for Range style cooker with extractor over, breakfast bar, vinyl flooring. UPVC double glazed window to the rear, radiator and door to the utility room.

#### Utility Room

2.37m x 1.86m (7' 9" x 6' 1") A range of wall units, plumbing for washing machine, wood effect laminate flooring, doors to the garage and rear garden.



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 misstatement. 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 02/23

#### Bedroom 1

3.73m x 3.32m (12' 3" x 10' 11") UPVC double glazed window to the front and radiator.

#### Bedroom 2

3.39m x 3.02m (11' 1" x 9' 11") UPVC double glazed window to the rear and radiator.

#### Bedroom 3

3.02m x 2.22m (9' 11" x 7' 3") UPVC double glazed window to the rear and radiator.

#### Bathroom

2.59m x 2.24m (8' 6" x 7' 4") 4 piece suite in white comprising WC, wall mounted sink, bath and shower cubicle. Heated towel rail, vinyl flooring and obscured uPVC double glazed window to the side.

#### Outside

To the front of the property a tarmac driveway provides ample off road parking leading to the integral single garage with double doors and power. The rear garden offers a good level of privacy and comprises a paved, well maintained lawn, flower bed borders with a range of mature plants & shrubs. Other features include a timber built shed. The garden is enclosed by hedge borders with gated access to the side.