

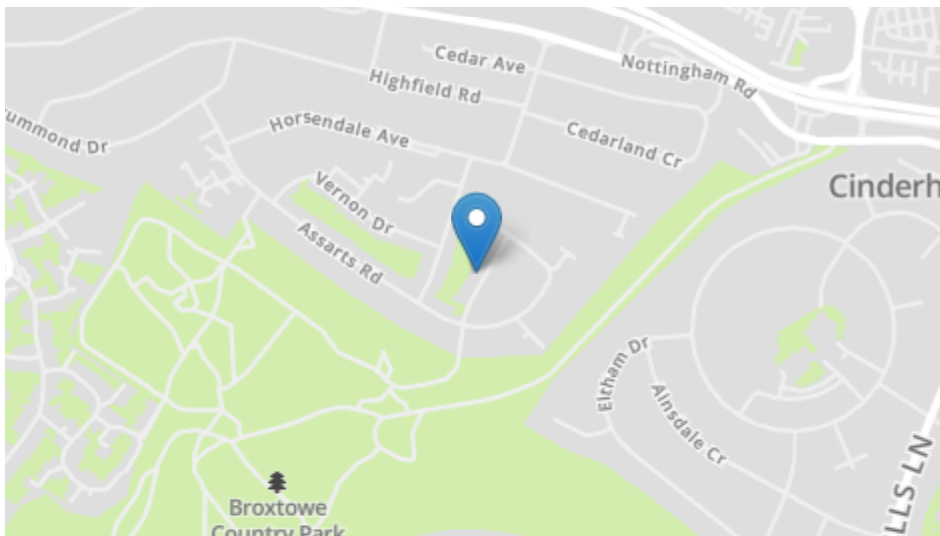
Cokefield Avenue, Nuthall, NG16 1AU

Offers Over £270,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
		66	82
England, Scotland & Wales		EU Directive 2002/91/EC	



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 - 27132091

Our Seller says....

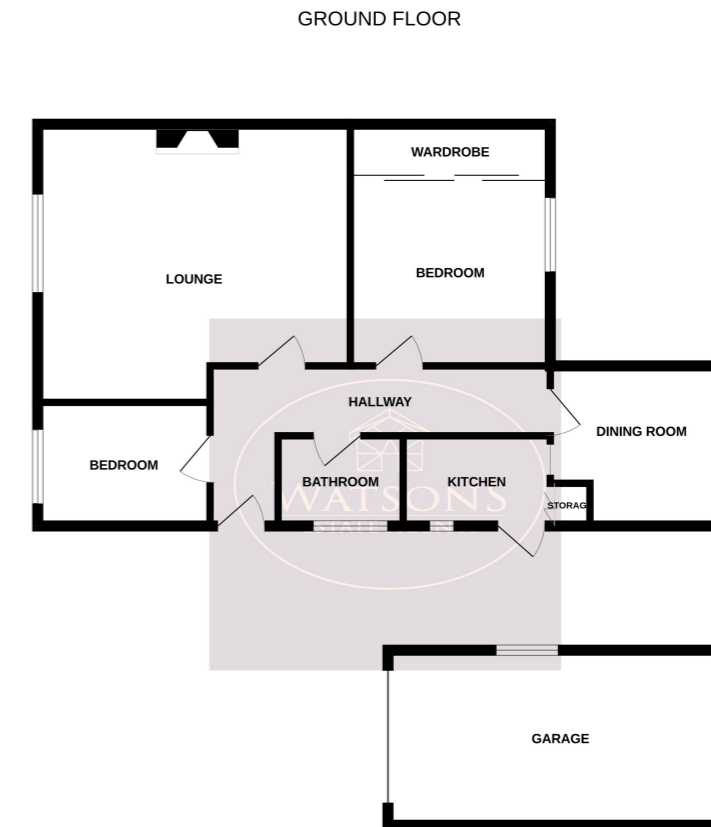
- Detached Bungalow
- 2 Bedrooms
- 2 Reception Rooms
- Newly Fitted Bathroom & Kitchen
- Driveway & Garage
- Fully Renovated Throughout
- Excellent Road & Public Transport Links Including Tram
- Viewing Highly Recommended

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  
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While 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 Metrage 02/24

\*\*\* LOVE LIFE ON ONE LEVEL \*\*\* WATSONS are delighted to present this superb refurbished bungalow in the popular Horsendale area of Nuthall. This is a quiet community, but enjoys excellent transport links with a regular bus service & tram network both within walking distance whilst there is also easy access to the A610 & M1 motorway. In brief, the accommodation comprises: entrance hall, lounge, dining room, kitchen, bathroom and 2 bedrooms. To the rear, there is an enclosed low maintenance garden, paved patio and BBQ areas. To the front there is a low maintenance garden, gated single driveway, blocked paved, car port. If the internal finishes are not impressive enough, you will fall in love with the rear garden which has been fully transformed into a beautiful low maintenance space to enjoy the Spring & Summer. A driveway an garage provide a good amount of off street parking. All the hard work has been done, so the lucky buyer has peace of mind to move in with minimal fuss. We advise personal viewing to fully appreciate this real gem, so call our sales team now to arrange and appointment.

### Entrance Hall

Composite entrance door to the front, radiator, access to the attic (fully boarded with drop down ladder) measuring 8.74m x 3.24m with power and housing the combination boiler. Radiator and doors to the lounge, dining room, both bedrooms and bathroom.

### Lounge

5.81m x 3.31m (4.47m max) (19' 1" x 10' 10") UPVC double glazed window to the front, radiator, integrated feature real flame gas fire.

### Dining Room

3.47m x 2.91m (11' 5" x 9' 7") UPVC double glazed bay window to the rear, radiator and door to the kitchen.

### Kitchen

2.63m x 2.4m (8' 8" x 7' 10") A range of matching high gloss wall & base units, work surfaces incorporating an inset sink & drainer unit. Integrated electric oven & hob with extractor over, fridge and washing machine. Composite window to the side, built in storage cupboard/pantry and door to the side.

### Bedroom 1

3.49m x 3.24m (11' 5" x 10' 8") UPVC double glazed window to the rear, fitted wall to wall sliding door wardrobes and radiator.

### Bedroom 2

2.84m x 2.36m (9' 4" x 7' 9") UPVC double glazed window to the front and radiator.

### Bathroom

3 piece suite in white comprising WC, vanity sink unit and bath with electric shower over. Heated towel rail, ceiling spotlights, extractor fan and obscured uPVC double glazed window to the side.

### Outside

To the front of the property is a block paved driveway with parking for 4 cars leading to the lean to and garage to the rear measuring 5.63m x 2.88m with power. The low maintenance rear garden comprises 2 porcelain tiled patio seating areas, raised flower bed borders with a range of plants & shrubs, artificial lawn, flower bed borders with a range of plants & shrubs, external tap and is enclosed by wall to the perimeter.