

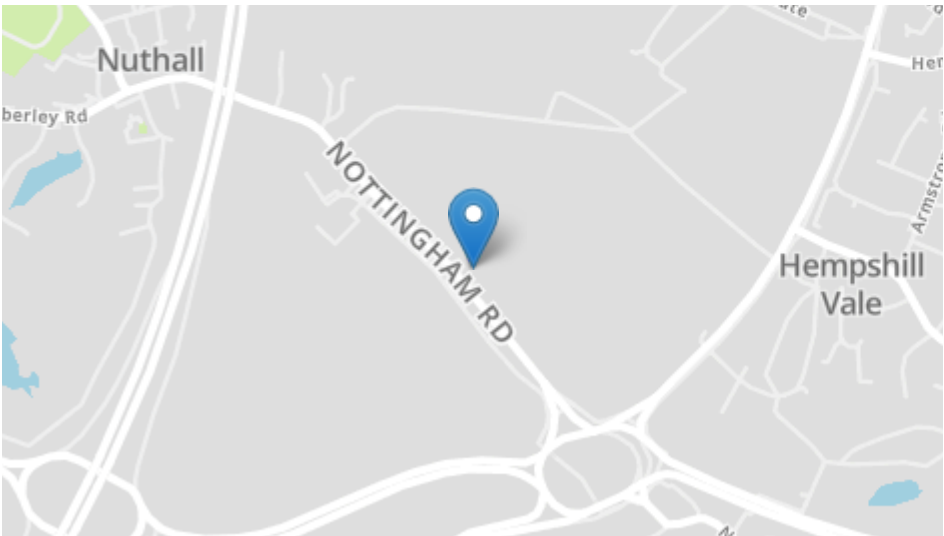
Nottingham Road, Nuthall, NG16 1DN

£995,000



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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		
	68	77
England, Scotland & Wales	EU Directive 2002/91/EC	



- Detached Dormer Bungalow
- 4 Double Bedrooms
- Generous Lounge
- Modern Dining Kitchen
- 3 En Suites
- Downstairs WC & Utility Room
- Ample Secure Off Road Parking & Double Garage
- Swimming Pool
- 0.6 Acre Plot with Countryside Views
- Excellent Road & Public 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 - 29200308

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





\*\*\* POOLSIDE PERFECTION \*\*\* A simply stunning, prestige detached home located in Nuthall. Sitting on a wonderful 0.6 acre plot with open countryside views to the rear, this home must be viewed to be appreciated. With two receptions including a generous living room with views across the gardens, four double bedrooms, three with en-suite, swimming pool, detached double garage, pool house, and so much more. Briefly comprising; storm porch, entrance hallway, cellar, snug, three double bedrooms, two with en-suite, and primary opening onto private patio overlooking the gorgeous gardens, lounge, open plan dining kitchen, inner hallway, utility room/downstairs WC. To the first floor, further double bedroom with en-suite. Outside, there are two gated entrances to the 'in-out' driveway, with ample off road parking, and set back from the road. A door then gives access to the rear gardens, where this home really comes alive. There is a detached double garage, workshop, swimming pool, pool house, incredible mature gardens with open countryside views, and so much more. In total the plot extends to approximately 0.6 acres. Homes like this very rarely come to the market! Ideally located in close proximity to a range of amenities, there are excellent transport links with the nearby A610 and M1 at J26 providing easy access to Nottingham and beyond. Kimberley town centre is a short drive away where you'll find a range of shops, cafe's, pubs and a supermarket, along with favoured schools. Contact Watsons to arrange a viewing.

Ground Floor

Storm Porch

2 uPVC double glazed windows to the side, radiator and door to the entrance hall.

Entrance Hall

Door to bedroom 3 and open to the inner hall.

Bedroom 3

4.23m x 4.14m (13' 11" x 13' 7") UPVC double glazed windows to the front & side, radiator, ceiling spotlights and radiator.

Inner Hall

Doors to bedrooms 1 & 2, snug, open to the dining kitchen, cellar and stairs to the first floor.

Snug

4.2m x 4.19m (13' 9" x 13' 9") UPVC double glazed windows to the side & front, radiator, ceiling spotlights.

Dining Kitchen

7.49m x 6.11m (24' 7" x 20' 1") A range of matching wall & base units, work surfaces incorporating an inset sink & drainer unit. Integrated appliances to include electric oven & gas hob with extractor over and fridge freezer. Central island offering further storage space. Breakfast bar, tiled flooring, lightwell and 2 radiators. 3 uPVC double glazed windows to the side, 3 uPVC double glazed windows to the rear, French doors to the rear garden, door to the covered patio area and 2 French doors to the lounge.

Lounge

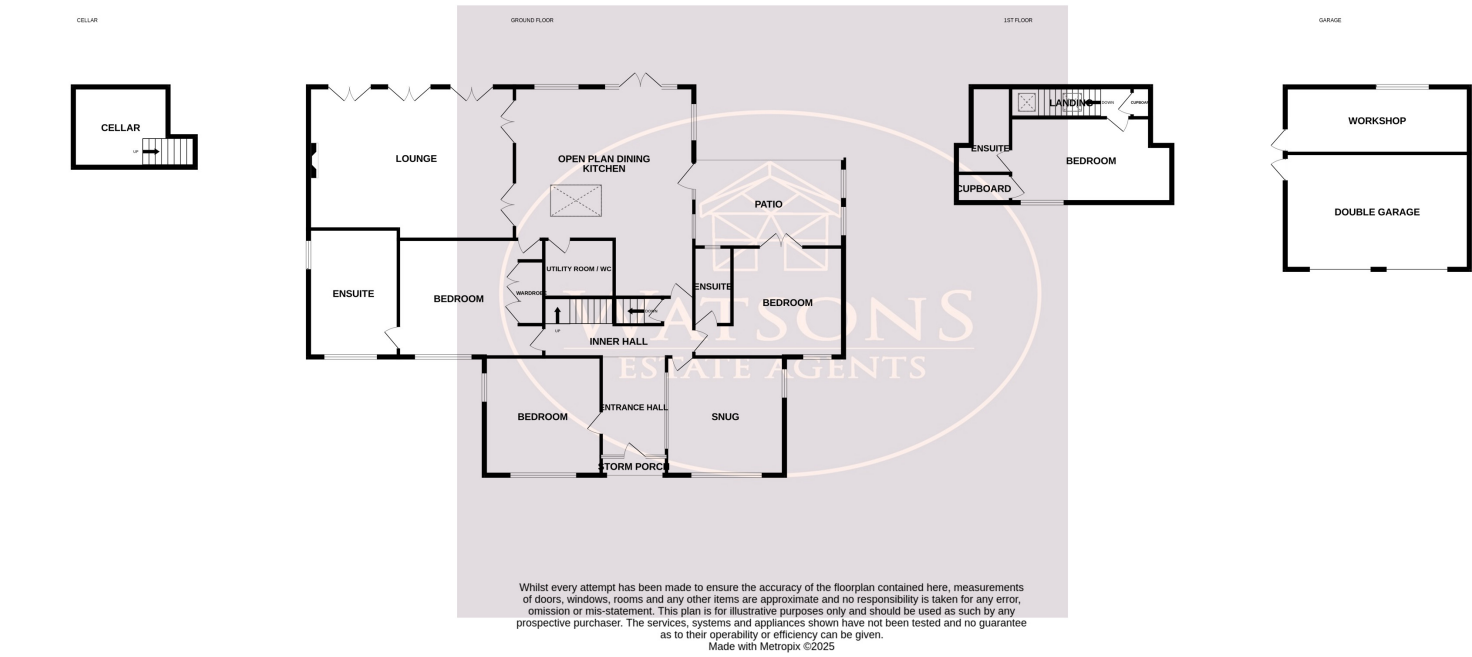
7.29m x 5.35m (23' 11" x 17' 7") 3 uPVC double glazed French doors to the rear garden, 2 vertical radiators, ceiling spotlights.

Bedroom 1

5.45m x 3.88m (17' 11" x 12' 9") UPVC double glazed window to the front, ceiling spotlights, radiator. French doors to the covered terrace area and door to the en suite.

En Suite

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



Bedroom 2

3.89m x 3.86m (12' 9" x 12' 8") UPVC double glazed window to the front, fitted wardrobe and radiator. Door to the en suite.

En Suite

4 piece suite in white comprising WC, pedestal sink unit, shower cubicle and large whirlpool bath. UPVC double glazed window to the front & side, heated towel rail, ceiling spotlights and radiator.

First Floor

Landing

Skylight, door to the storage cupboard and door to bedroom 4.

Bedroom 4

5.35m x 3.4m (17' 7" x 11' 2") UPVC double glazed window to the front, storage cupboard, ceiling spotlights and radiator. Door to the en suite.

En Suite

3 piece suite in white comprising WC, pedestal sink unit and shower cubicle. Ceiling spotlights, heated towel rail and radiator.

Outside

To the front of the property are decorative gravel beds. A generous tarmacadam driveway provides ample off road parking leading to the double garage with 2 electric roll up doors and power. The front is enclosed by timber fencing to the perimeter, with gated access to the rear garden and secured by double gates to the front. The generous rear garden offers a good level of privacy and comprises a spacious covered terrace area, gravel path, feature decorative stone borders, full size heated swimming pool with paved patio seating area and access to the brick built outside bar with light and power. Brick built summer house with uPVC double glazed windows, WC and shower room. Other features included a generous lawn, flower bed borders with a range of mature plants, shrubs and trees and a brick built workshop with WC. The garden is enclosed by hedge borders and timber fencing to the perimeter with gated access to the side.