

The Bradgate, Low Wood Road, Nuthall, NG6 7AB

£404,995



HEMPHILL CROFT

PHASE ONE

Site Plan

3-Bedroom Homes

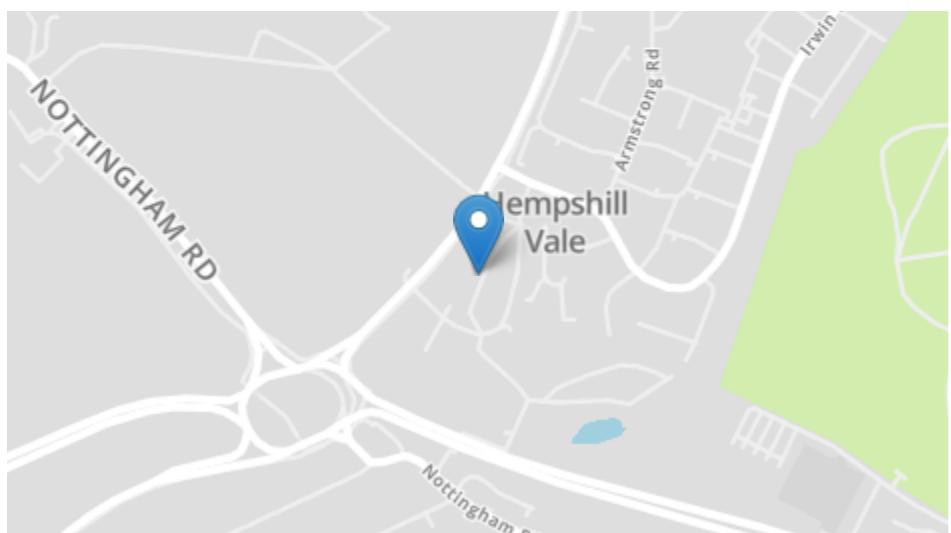
- Worthington - 873 sqft
- Tissington - 980 sqft
- Milton - 1036 sqft
- Repton - 1070 sqft
- Staunton - 1099 sqft
- Quorn - 1148 sqft

4-Bedroom Homes

- Bosworth - 1066 sqft
- Melbourne - 1066 sqft
- Bradgate - 1228 sqft
- Rempstone - 1365 sqft
- Appleby - 1402 sqft

Sub Station

EV Charger



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 - 29868409

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.



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Our Seller says....

- The Bradgate
- Brand New Detached Home
- 4 Bedrooms
- Lounge
- Open Plan Dining Kitchen
- Downstairs WC
- En Suite Shower Room
- Driveway & Single Garage
- 10 Year Warranty
- Energy Efficient Homes with Air Source Heat Pump

40 Main Street, Kimberley, NG16 2LY

www.watsons-residential.co.uk

0115 938 5577

8am-8pm - 7days



The Bradgate is a spacious four-bedroom detached family home. The ground floor welcomes you with a hallway leading to a front-facing lounge, an open-plan kitchen and dining area, a WC, and ample storage space. The kitchen and dining area feature French doors that open to the rear garden, seamlessly blending indoor and outdoor living. On the first floor, you'll find four generously sized bedrooms and a large family bathroom. The primary bedroom offers plenty of space and includes a private ensuite, providing a comfortable and luxurious retreat. Call our Kimberley Team to book a viewing 01559385577 Option 1.

Ground Floor

Storm Porch

Composite door to the entrance hall.

Entrance Hall

Stairs to the first floor, doors to the understairs storage cupboard, WC, lounge, dining kitchen and storage cupboard housing the hot water tank.

WC

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

Lounge

4.8m x 3.53m (15' 9" x 11' 7") UPVC double glazed window to the front and radiator.

Dining Kitchen

5.87m x 4.63m (19' 3" x 15' 2") A range of matching wall & base units, work surfaces incorporating an inset sink & drainer unit. Integrated appliances. Radiator, ceiling spotlights. UPVC double glazed window to the rear and French doors leading to the rear garden.

First Floor

Landing

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

Primary Bedroom

4.35m x 2.96m (14' 3" x 9' 9") UPVC double glazed window to the front, radiator and door to the en suite.



Room	Measurements
Kitchen / Dining Area	5.87m x 4.63m 19'3" x 15'2"
Lounge	3.53m x 4.80m 11'7" x 15'9"
Master Bedroom	2.96m x 4.35m 9'9" x 14'3"
Bedroom 2	2.96m x 3.38m 9'9" x 11'1"
Bedroom 3	2.82m x 2.21m 9'3" x 7'3"
Bedroom 4	2.82m x 2.10m 9'3" x 6'11"
Plots 3, 7, 8(H), 69, 74(H), 104, 110	

Our floorplans depict a typical layout for each house type and are subject to change. For exact plot specification, details of external and internal finishes, dimensions, window locations and floorplan differences please consult your Sales Executive. All dimensions are +/- 50mm and are not drawn to scale.

Floorplans should not be relied upon to specify flooring, sizes, items of furniture or appliances. The kitchen layout and furniture positions are for indicative purposes only. All our property particulars and related information are to be treated as guidance only and are not intended to form part of any contract or warranty. Please speak to your Sales Executive who can clarify plot specific details and who can refer you to our working drawings.

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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 side.

Bedroom 2

3.38m x 2.96m (11' 1" x 9' 9") UPVC double glazed window to the rear and radiator.

Bedroom 3

2.82m x 2.21m (9' 3" x 7' 3") UPVC double glazed window to the front and radiator.

Bedroom 4

2.82m x 2.10m (9' 3" x 6' 11") 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. Heated towel rail, extractor fan and obscured uPVC double glazed window to the side.

Outside

To the front of the property is a turfed lawn. A driveway provides ample off road parking leading to the detached garage with up & over door and power. The rear garden comprises a paved patio seating area, turfed lawn and is enclosed by timber fencing to the perimeter with gated access to the side.