

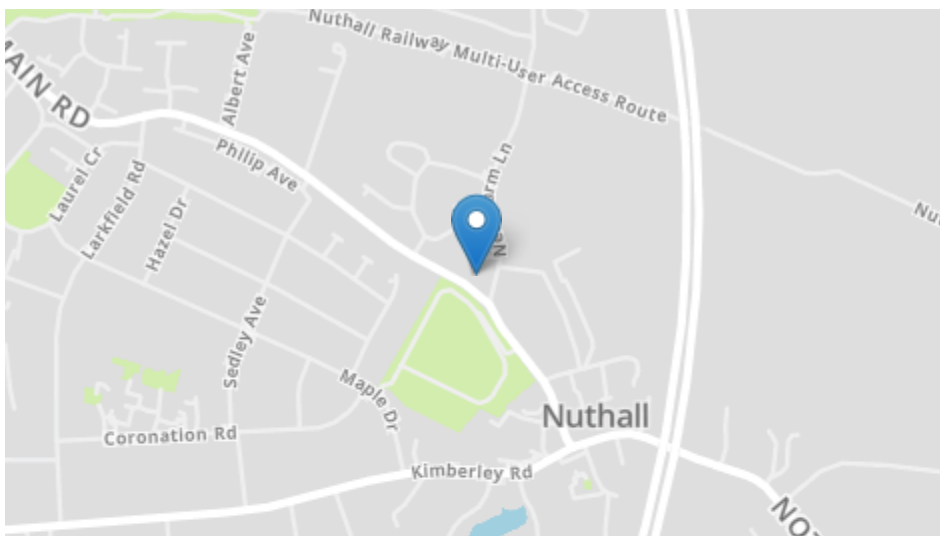
Watnall Road, Nuthall, Nottingham, Derbyshire, NG16 1DU

Offers Over £500,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		78	85
England, Scotland & Wales		EU Directive 2002/91/EC	



- Modern Detached Family Home
- 3 DOUBLE Bedrooms
- Open Plan Living Space
- Study
- 2 En Suites & Family Bathroom
- Downstairs WC & Utility Room
- Driveway & Double Garage
- South Facing Rear Garden With Open Views
- Popular Cul De Sac Location
- No Upward Chain

Our Seller says....

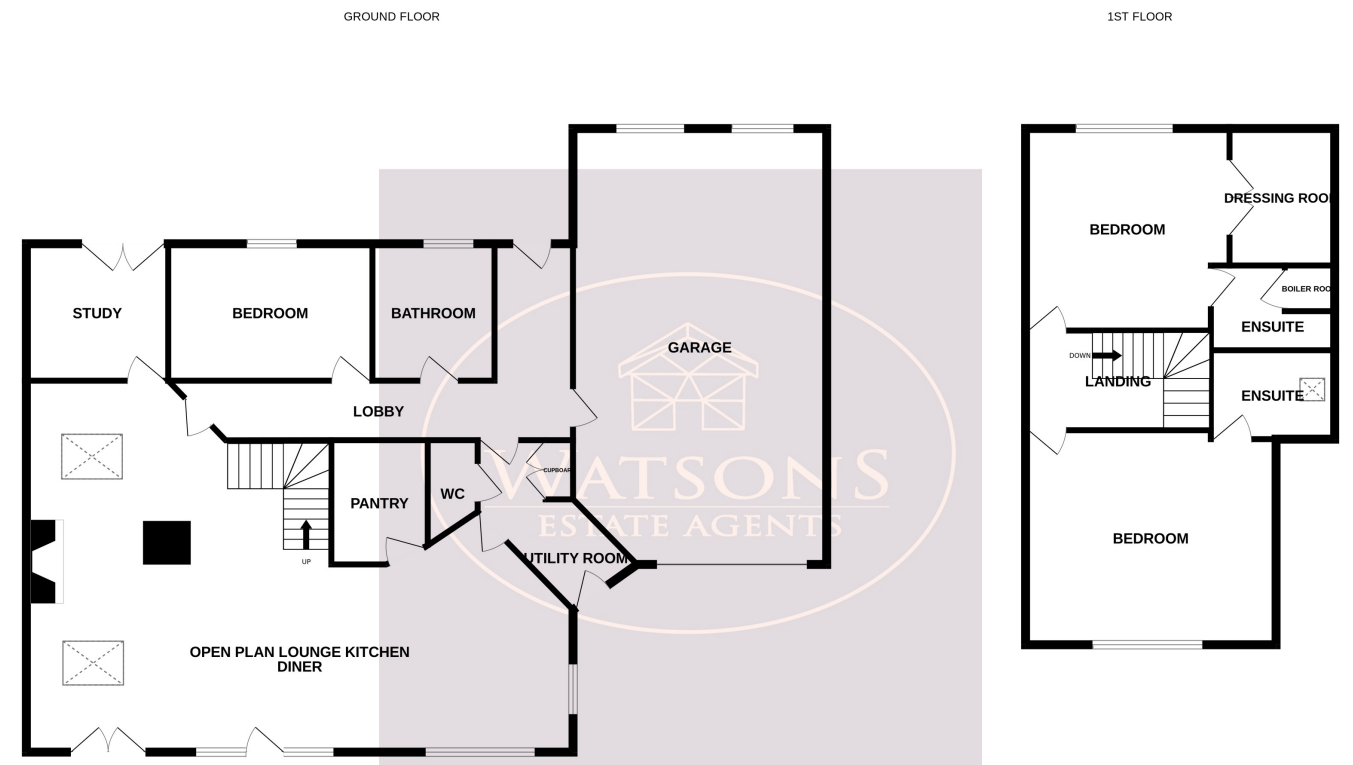
want to view?
 Call us on 0115 938 5577
 Our lines are open 8am - 8pm
 7 Days a week
 or email
 mail@watsons-residential.co.uk
 Ref - 27251068

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

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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 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.
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*** AN EXCEPTIONAL FAMILY HOME IN AN EXCEPTIONAL POSITION *** Nestled at the end of a private drive off the favoured Watnall Road in Nuthall, this spacious home with NO UPWARD CHAIN is one to drool over. All rooms are generous in size and well proportioned, comprising in brief: entrance hall which doubles as utility area, downstairs wc, kitchen with walk-in pantry, open plan to lounge which leads to a dining room/study and inner hall to bedroom 3 and a downstairs bathroom. Upstairs, the landing leads to the primary bedroom and bedroom 2, both double - and both with en suite facilities and a dressing room to the primary. Outside, the enviable plot is very private with only one neighbouring property and the modest lawned rear overlooking the adjoining stunning countryside. There is lots of off street parking to the front with a block paved driveway and double garage. Families will appreciate the favoured school catchments, whilst there are a wide range of shops and amenities nearby in Kimberley Town Centre. Nottingham's Tram network and the M1 motorway are both only a 5 minute drive away.

Ground Floor

Utility Room

Wooden entrance door to the front, built in cloakroom, tiled flooring, a range of matching wall & base units, solid wood work surfaces, plumbing for washing machine, Doors to the WC, open plan living space and inner hall.

Inner Hall

Wood effect laminate flooring, radiator and doors to the bathroom, bedroom 3, garage and door to the rear.

WC

WC, pedestal sink unit, radiator and extractor fan.

Open Plan Lounge Diner

7.49m x 6.36m (24' 7" x 20' 10") Large inset wood burner with brick built fire place, oak lintel and hearth. 2 velux windows, ceiling spotlights, under stairs storage cupboard, 2 uPVC double glazed French doors to the front, exposed oak beams, ceiling fan, tiled flooring with under floor heating, stairs to the first floor and doors to the study and inner hall. Open to the kitchen area.

Study

2.86m x 2.76m (9' 5" x 9' 1") UPVC double glazed French doors to the rear, tiled flooring.

Kitchen Area

5.07m x 4.46m (16' 8" x 14' 8") A range of matching oak wall & base units, work surfaces incorporating an inset sink & drainer unit. Rangemaster cooker with 5 ring gas hob, extractor over and double electric oven. Integrated fridge freezer and dishwasher. UPVC double glazed windows to the front & side. Door to the walk in pantry.

Walk In Pantry

2.49m x 1.88m (8' 2" x 6' 2")

Bedroom 3

4.09m x 2.76m (13' 5" x 9' 1") UPVC double glazed window to the side, radiator and wood effect laminate flooring.

Bathroom

4 piece suite in white comprising WC, pedestal sink unit, bath and shower cubicle with mega flow shower. Tiled flooring, obscured uPVC double glazed window to the rear, radiator and extractor fan.

First Floor

Primary Bedroom

4.06m x 4.04m (max) (13' 4" x 13' 3") UPVC double glazed window to the rear, radiator, wood effect laminate flooring, walk in wardrobe measuring 2.75m x 2.1m. Door to the en suite.

En Suite

3 piece suite in white comprising WC, pedestal sink unit and shower cubicle. Chrome heated towel rail, extractor fan, tiled flooring and cupboard housing the megaflow system.

Bedroom 2

5.04m x 4.33m (16' 6" x 14' 2") UPVC double glazed window to the front, wood effect laminate flooring, radiator and door to the en suite.

En suite

3 piece suite in white comprising WC, pedestal sink unit and shower cubicle. Extractor fan, chrome heated towel rail, tiled flooring and velux window.

Outside

To the front of the property is a long private driveway leading to double wooden gates. A block paved driveway provides ample off road parking leading to the integrated double garage with 2 uPVC double glazed windows to the rear, radiator, wall mounted boiler installed in 2006, remote controlled up & over door, phone and power. Other features include a turfed lawn, flower bed borders with a range of plants & shrubs, e car charging point, timber built wood shed and is enclosed by wall, timber fencing and hedge borders. The South facing rear garden offers a good level of privacy with open views over nearby countryside and comprises a turfed lawn, flower bed borders with a range of plants & shrubs and 2 plum trees. The garden is enclosed by will and hedge borders.