

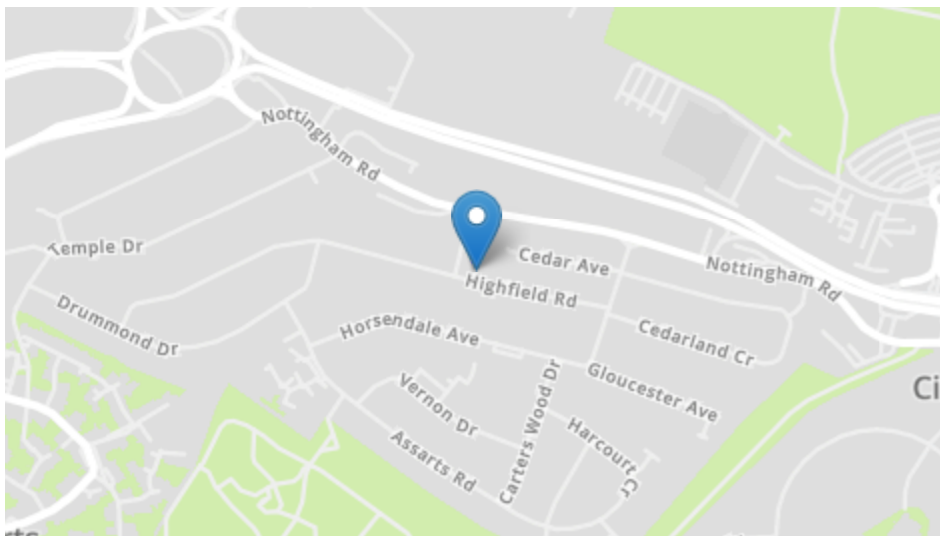
Highfield Road, Nuthall, NG16 1BS

Offers Over £375,000



Highfield Road, Nuthall, NG16 1BS

Offers Over £375,000



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		81
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	39	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		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 - 19706979

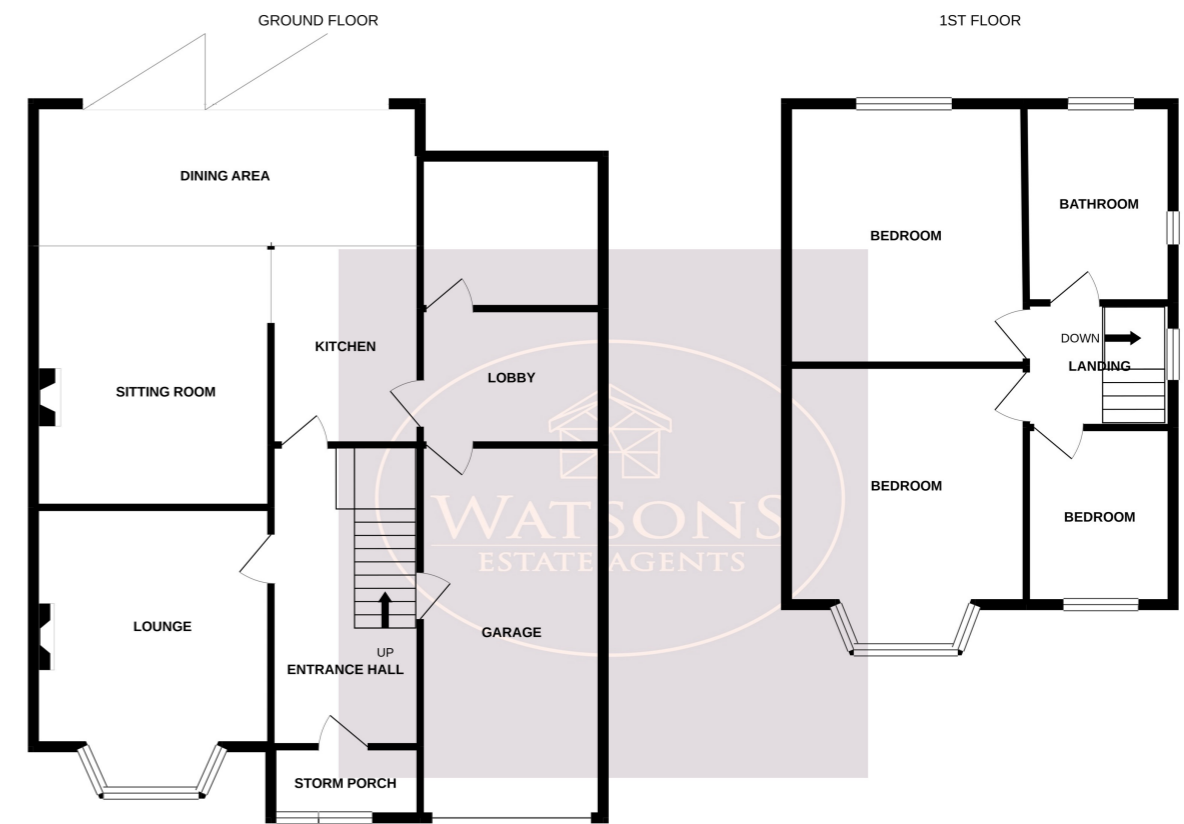
- Our Seller says....
- EXTENDED Detached Family Home
  - 3 Spacious Bedrooms
  - Open Plan Dining Kitchen & Family Room
  - Separate Lounge
  - Bespoke Fitted Kitchen and Bathroom
  - Generous Garden with an Excellent Level of Privacy
  - Off Road Parking, Carport and Garage
  - Close to School, Transport Links & Amenities
  - Exceptional Presentation Throughout
  - Viewing Essential!

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



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.  
Made with Metropix ©2021.

**\*\*\* THE WOW FACTOR \*\*\*** No expense has been spared in the extension and renovation of this STUNNING family home in Nuthall, and a viewing is absolutely essential to appreciate the extent and quality of the accommodation on offer. The spacious entrance hall gives access to the lounge - with a large bay window and feature fireplace and the open plan living space which has been thoughtfully sectioned into a breakfast kitchen, dining area and a family sitting room. This bright and airy space has full width 'smart' bi-folding doors that open out to the rear garden, making this a perfect space for indoor/outdoor entertaining. The bespoke kitchen is fitted with shaker style units topped with marble work surfaces and also benefits from integrated appliances. Engineered oak flooring runs seamlessly through this area bringing the sections together into a fluid family space. The sitting area also features a log burner adding a sense of cosiness through the colder months. A high quality downstairs shower room accessed via the kitchen (due to be installed wc 15th March) will be a welcome feature for families and pet owners. On the first floor, the landing leads to the 3 bedrooms, 2 of which are double and have cast iron fireplaces. The family bathroom has been tastefully re-fitted with a traditional style 4 piece suite, in keeping with the age of the property. Outside, the generous rear garden offers an excellent level of privacy and is predominantly lawned with a paved patio area and mature plant and shrub borders. To the front of the property, a driveway to both sides provides off road parking and leads to a single garage and carport. Highfield Road is located on the 'Horsendale' estate which is particularly sought after for its favoured school catchments (primary and secondary) and excellent public transport links. For more information, or to book your viewing, call our team.

## Ground Floor

### Porch

UPVC double glazed porch, tiled flooring and door to the entrance hall.

### Entrance Hall

Stairs to the first floor, under stairs storage cupboard, solid wooden flooring, radiator and door to the lounge and kitchen area.

### Lounge

4.28m into the bay x 3.84m (14' 1" x 12' 7") UPVC double glazed bay window to the front with integrated shutter blinds. Feature fire place, engineered wooden flooring and traditional style radiator.

### Open Plan Dining Kitchen & Family Room

6.12m x 6.59m reducing to 4.85 (20' 1" x 21' 8") A range of matching shaker style wall & base units with marble work surfaces. Inset space and connections for a Range style cooker. Integrated fridge freezer and dishwasher. Central island with base units and work surfaces incorporating an inset ceramic sink & drainer. Vertical radiator, engineered oak flooring, 3 velux windows, ceiling spotlights, radiator, inset multi fuel burner, aluminium Smart bi folding doors to the rear garden and door the the rear lobby.

### Rear Lobby

Doors to the garage and a spacious separate room which is in the process of being converted into a shower room.

## First Floor

### Landing

Obscured uPVC double glazed window to the side, access to the attic and doors to all bedrooms and family bathroom.

### Bedroom 1

4.25m x 3.56m (13' 11" x 11' 8") UPVC double glazed window to the rear, radiator and feature cast iron fire place.

### Bedroom 2

4.31m (into the bay) x 3.57m (14' 2" x 11' 9") UPVC double glazed bay window to the front, radiator and feature cast iron fire place.

### Bedroom 3

2.84m x 2.43m (9' 4" x 8' 0") UPVC double glazed window to the front and radiator.

### Bathroom

Traditional 4 piece suite in white comprising WC, pedestal sink unit, free standing rolled top bath with mixer shower over and a double shower cubical with dual rainfall effect shower head. Traditional style radiator, slate tiled flooring, extractor fan and obscured uPVC double glazed windows to the rear and side.

### Outside

To the front of the property a driveway to both sides provides off road parking and leads to the single garage and carport. The rear garden offers an excellent level of privacy and is predominantly lawned with mature plant and shrub borders. Further features include a heated covered seating area, external power point, outside tap and a timber shed. The garden is enclosed by timber fencing with gated access to the side.