

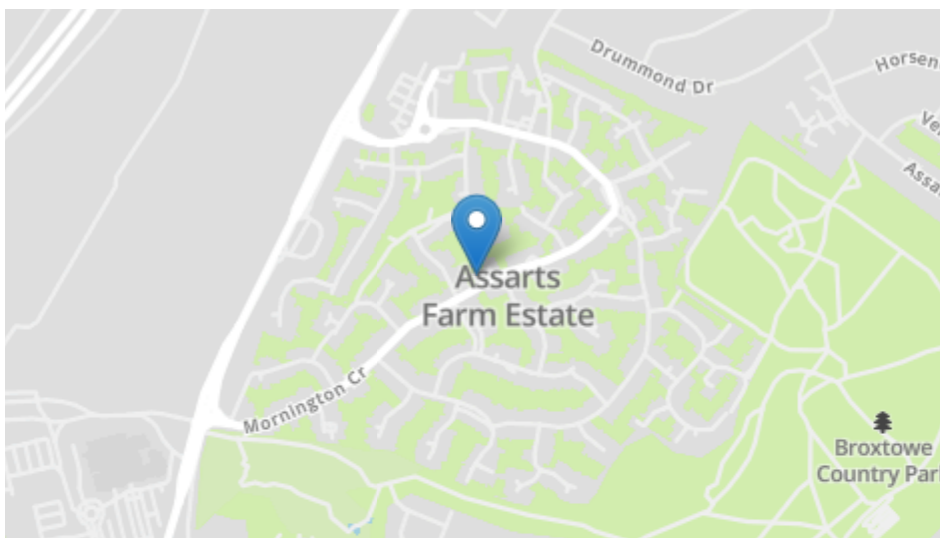
Mornington Crescent, Nuthall, NG16 1QQ

GUIDE PRICE £350,000



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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			
		69	81
England, Scotland & Wales		EU Directive 2002/91/EC	



- Extended Detached House
- 4 Bedrooms
- Open Plan Living Space
- Downstairs WC & Study
- Ease Of Access To A610 & M1
- Driveway & Garage
- Corner Plot
- Favoured School Catchment
- No Upward Chain

Our Seller says....
 "We have loved living in our beautiful house on this friendly estate. We have enjoyed making the most of the local amenities and have found the location to be perfect in terms of transport links to both Nottingham and beyond."

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 - 26605834

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



GUIDE PRICE £350,000 - £375,000 YOUR NEXT FAMILY HOME AWAITS! *** Occupying a prime spot on the ever popular Mornington Estate in Nuthall, this CHAIN FREE extended 4 bedroom detached home will tick a lot of boxes for families looking for a great home in a great location with a favoured school catchments & easy access to the M1 motorway. The property in brief comprises to the ground floor; entrance hall, cloakroom/ W/C, lounge, office/ study, open plan family room with fitted kitchen, dining area and sitting room. To the first floor a landing giving access to four good size bedrooms and family bathroom. To the outside being positioned on a corner plot, a front garden with driveway providing off road parking and to the rear an enclosed garden with garage to the rear. Mornington Crescent is located in a residential area popular with families and provides easy access to key roads & transport links including the A610, Junction 26 of the M1 and Phoenix Park Tram Terminus. Nearby amenities include a family pub restaurant, convenience store and doctors surgery.

Ground Floor

Entrance Hall

4.67m x 1.77m (15' 4" x 5' 10") Composite entrance door to the side, uPVC double glazed window to the side, stairs to the first floor, under stairs storage, radiator and doors to the lounge, study, open plan living space and WC.

WC

1.8m x 1.49m (5' 11" x 4' 11") WC, vanity sink unit with tabletop sink. Chrome heated towel rail, extractor fan.

Lounge

4.73m x 3.58m (15' 6" x 11' 9") UPVC double glazed window to the front, feature fire place & marble hearth and radiator.

Study

3.09m x 2.53m (10' 2" x 8' 4") UPVC double glazed window to the front and radiator.

Open Plan Living Space

Kitchen Area - 5.38m x 3.03m A range of matching wall & base units, work surfaces incorporating an inset Belfast sink. Space for Range style cooker with extractor over. Integrated dishwasher and microwave. Central island offering further storage space. Vertical radiator, ceiling spotlights, tiled flooring, uPVC double glazed window to the rear. Door to the rear garden. Open to the dining area.

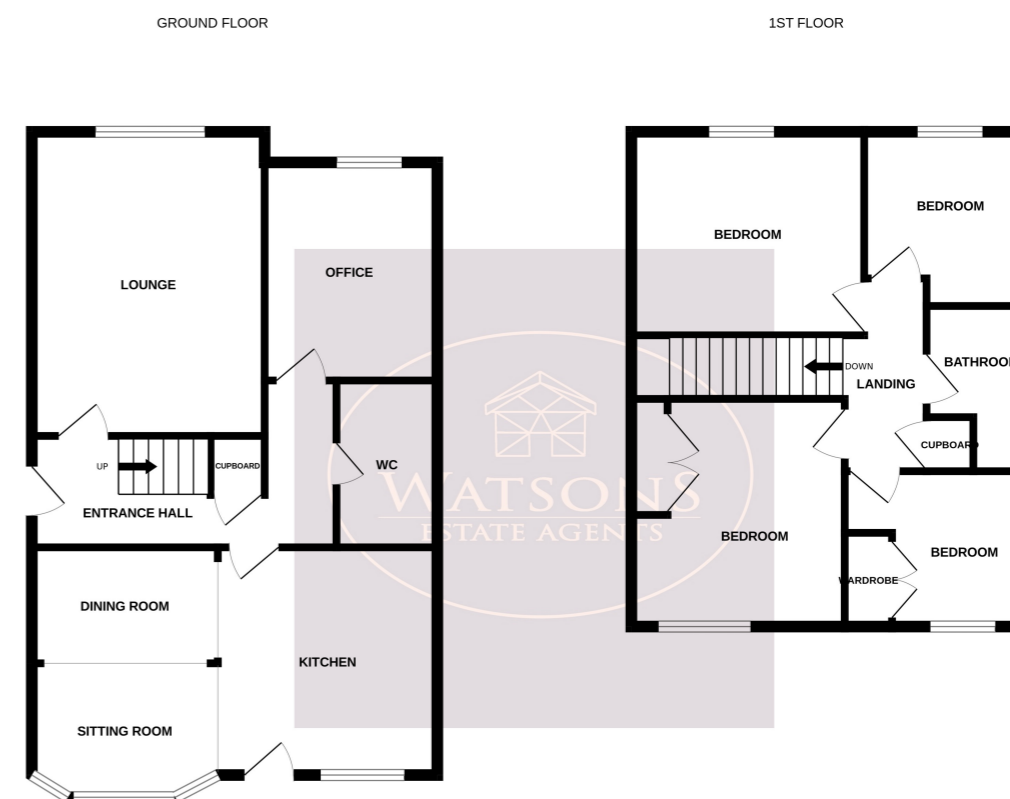
Dining Area - 2.89m x 2.59m Radiator and tiled flooring. Open to the sitting area.

Sitting Area - 3.43m x 2.89m UPVC double glazed windows to the side & rear, polycarbonate roof and tiled flooring.

First Floor

Landing

Built in storage cupboard and doors to all bedrooms and bathroom.



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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Primary Bedroom

3.4m x 3.31m (11' 2" x 10' 10") UPVC double glazed window to the rear, fitted wardrobe and radiator.

Bedroom 2

3.31m x 2.93m (10' 10" x 9' 7") UPVC double glazed window to the front and radiator.

Bedroom 3

2.9m x 2.41m (9' 6" x 7' 11") UPVC double glazed window to the rear, fitted wardrobe and radiator.

Bedroom 4

2.89m x 2.41m (9' 6" x 7' 11") UPVC double glazed window to the front and radiator.

Bathroom

3 piece suite in white comprising WC, wall mounted sink and bath with shower over. Chrome heated towel rail, ceiling spotlights and obscured uPVC double glazed window to the side.

Outside

To the front of the property are gravel beds with a range of mature plants & shrubs. A brick paved driveway provides ample off road parking. The low maintenance rear garden comprises a paved patio, artificial lawn and flower bed borders with a range of plants & shrubs. The garden is enclosed by timber fencing to the perimeter with gated access to the side and door access to the rear to the garage with up & over door and power and an additional parking space to the front of the garage.