

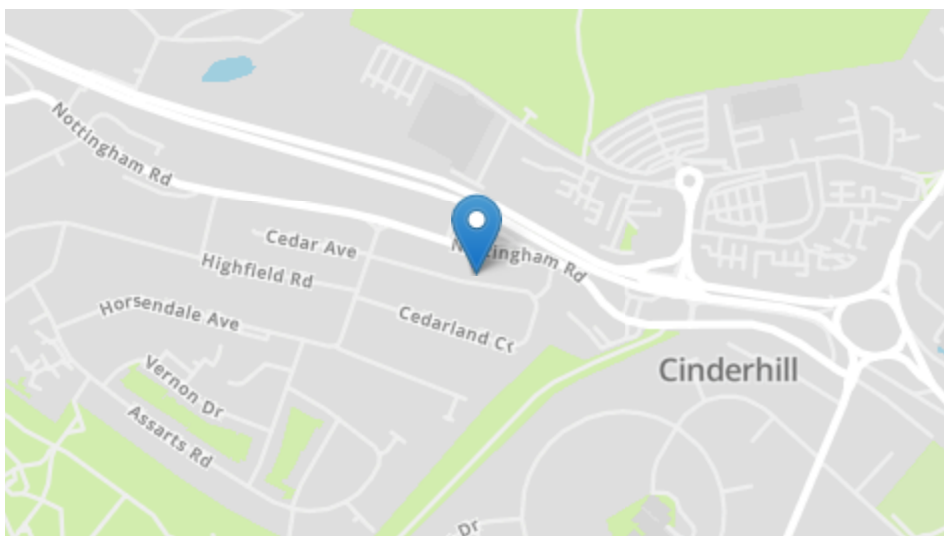
Cedarland Crescent, Nuthall, NG16 1AG

£325,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		80
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	53	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



- Extended Detached Family Home
- 3 Bedrooms
- Modern Fitted Kitchen
- Downstairs WC
- Driveway & Garage
- South Facing Rear Garden
- Popular Location
- Excellent Road & Public Transport Links Including Tram
- Favoured School Catchments

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 - 28499972

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



SUPERB FAMILY HOME A spacious and well presented extended three bedroom detached family home on the sought after 'Horsendale' estate in Nuthall. Benefiting from a generous lounge/diner, downstairs wc, private south facing rear garden, and garage. Briefly comprising; entrance hallway, downstairs WC, lounge/diner, kitchen. To the first floor, three bedrooms and family bathroom. Outside, to the front is a driveway providing off road parking, leading to the garage and private south facing rear garden. Located within easy reach of nearby amenities including pubs and well regarded schools. The nearby town of Kimberley provides further shops and a supermarket. Contact Watsons to arrange a viewing.

Ground Floor

Entrance Hall

Entrance door to the front, radiator, stairs to the first floor, understairs storage, doors to the WC, lounge diner and breakfast kitchen.

WC

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

Lounge Diner

7.16m x 3.54m (23' 6" x 11' 7") UPVC double glazed window to the front, radiator and sliding patio doors to the rear garden.

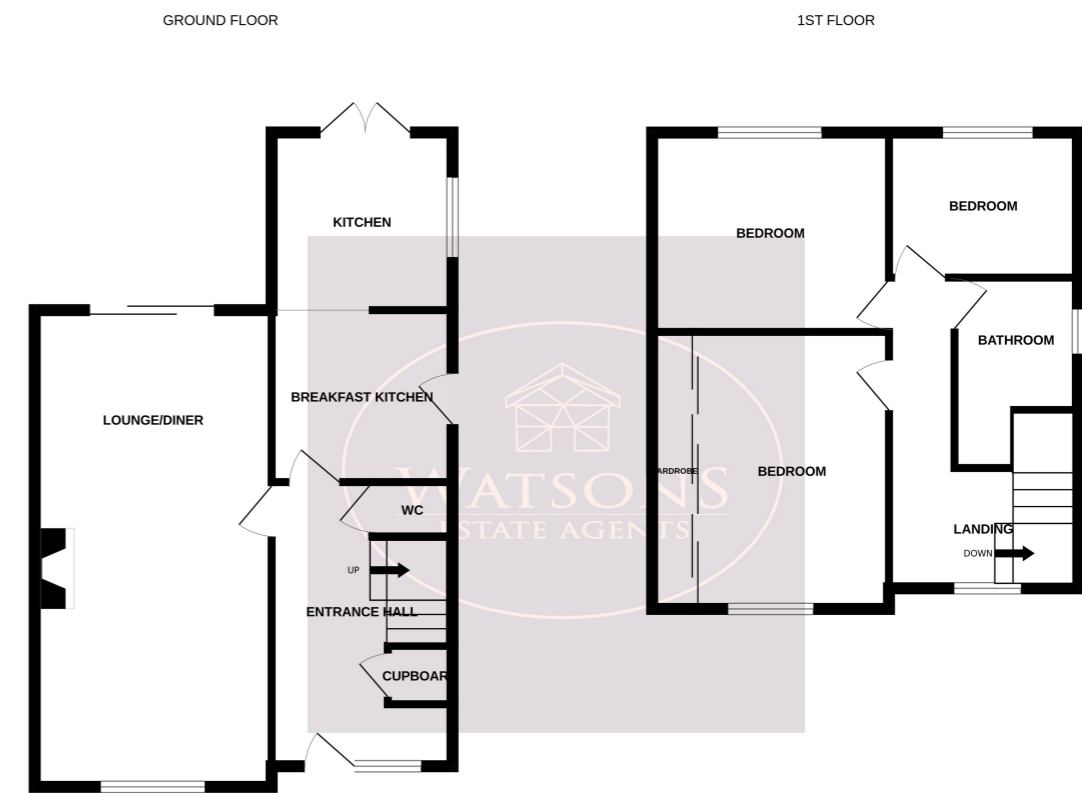
Breakfast Kitchen

4.84m x 2.79m (15' 11" x 9' 2") A range of matching wall & base units, work surfaces incorporating an inset sink & drainer unit. Integrated appliances to include: waist height electric oven, 5 ring gas hob with extractor over, washing machine and dishwasher. Breakfast bar, ceiling spotlights, radiator, uPVC double glazed windows to the rear & side and French doors to the rear garden and door to the side.

First Floor

Landing

UPVC double glazed window to the front, access to the attic (partly boarded) 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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Bedroom 1

3.9m x 3.54m (12' 10" x 11' 7") UPVC double glazed window to the front, radiator and fitted wardrobe.

Bedroom 2

3.57m x 3.29m (11' 9" x 10' 10") UPVC double glazed window to the rear and radiator.

Bedroom 3

2.84m x 2.29m (9' 4" x 7' 6") UPVC double glazed window to the rear and radiator.

Bathroom

4 piece suite in white comprising WC, pedestal sink unit, corner bath and shower cubicle. Chrome heated towel rail, extractor fan and obscured uPVC double glazed window to the side.

Outside

To the front and running alongside the property, a block paved driveway provides ample off road parking leading to the detached single garage with up & over door and power. Other features include an E car charging point. The South facing rear garden comprises 2 paved patio seating areas and turfed lawn. The garden is enclosed by timber fencing to the perimeter.