

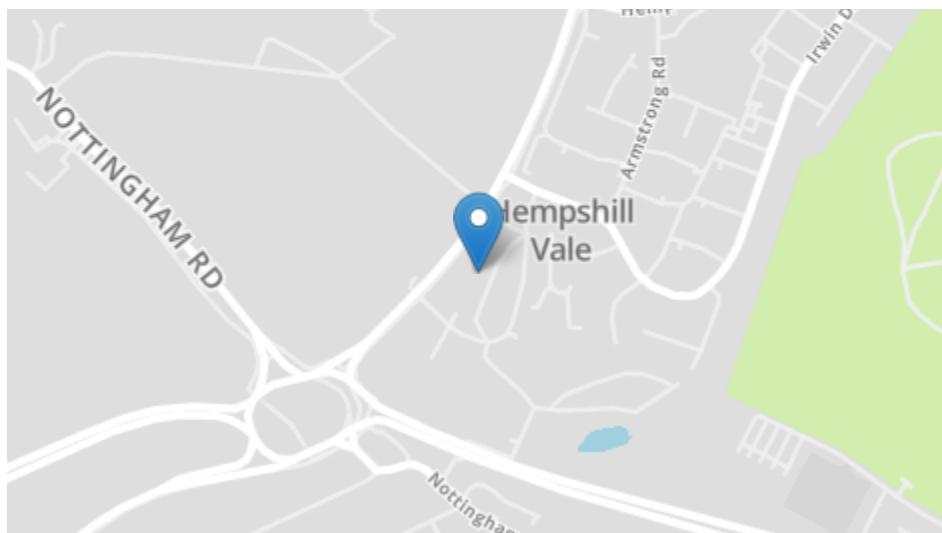
The Melbourne, Low Wood Road, Nuthall, NG6 7AB

£359,995



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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](mailto:mail@watsons-residential.co.uk)

Ref - 29868413

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

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- The Melbourne
- 1066 Square Feet
- Brand New Detached Home
- 4 Bedrooms
- Open Plan Dining Kitchen
- Lounge
- Downstairs WC
- Driveway & Garage
- 10 Year Warranty
- Energy Efficient Homes with Air Source Heat Pump

Our Seller says....





The Melbourne is a stunning four-bedroom home. Downstairs features a full-length lounge with a bay window and an open-plan kitchen dining space with French doors to the rear garden as well as a useful utility space and WC. The first floor includes four ample sized bedrooms and a well-appointed family bathroom. Outside a driveway provides ample off road parking leading to the detached garage. Call our Kimberley Team to book a viewing 01159385577 Option 1.

### Ground Floor

#### Storm Porch

Door to the entrance hall.

#### Entrance Hall

Stairs to the first floor and doors to the lounge, dining kitchen and WC.

#### WC

WC, pedestal sink unit and heated towel rail.

#### Lounge

5.98m x 3.05m (19' 7" x 10' 0") UPVC double glazed window to the front, uPVC double glazed bay window to the side and radiator.

#### Dining Kitchen

5.98m x 2.73m (19' 7" x 8' 11") A range of matching wall & base units, work surfaces incorporating a sink & drainer unit. Integrated appliances. French doors leading to the garden, door to the rear leading to the garden, door to the storage cupboard housing the hot water tank and door to the storage cupboard offering useful storage space. UPVC double glazed windows to the side and front.

#### First Floor

#### Landing

UPVC double glazed window to the rear and doors to all bedrooms and bathroom. Door to the storage cupboard and access to the attic.



Room	Measurements	
Kitchen / Dining Area	2.73m x 5.98m	8'11" x 19'8"
Lounge	3.05m x 5.98m	10' x 19'8"
Master Bedroom	3.10m x 3.07m	10'2" x 10'1"
Bedroom 2	2.88m x 3.19m	9'6" x 10'6"
Bedroom 3	2.21m x 2.70m	7'3" x 8'10"
Bedroom 4	2.09m x 2.81m	6'10" x 9'3"
Plots 9(H), 13(H), 14, 75(H)		

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 dimensions 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.

HEMPHILL CROFT

#### Bedroom 1

3.10m x 3.07m (10' 2" x 10' 1") UPVC double glazed window to the front and radiator.

#### Bedroom 2

3.19m x 2.88m (10' 6" x 9' 5") UPVC double glazed window to the side and radiator.

#### Bedroom 3

2.7m x 2.21m (8' 10" x 7' 3") UPVC double glazed window to the front and radiator.

#### Bedroom 4

2.81m x 2.09m (9' 3" x 6' 10") UPVC double glazed window to the side and radiator.

#### Bathroom

4 piece suite in white comprising WC, pedestal sink unit, bath and shower cubicle. Extractor fan, chrome heated towel rail and obscured uPVC double glazed window to the front.

#### Outside

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