

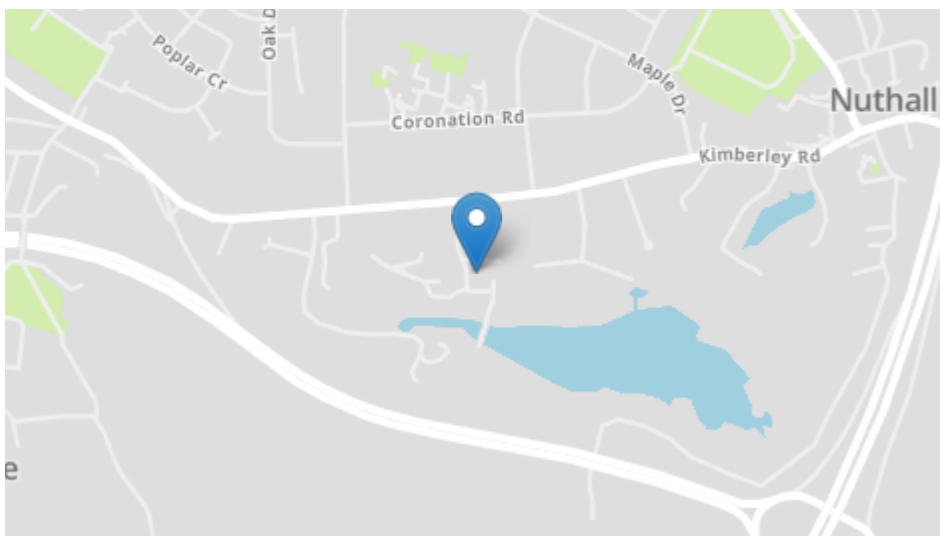
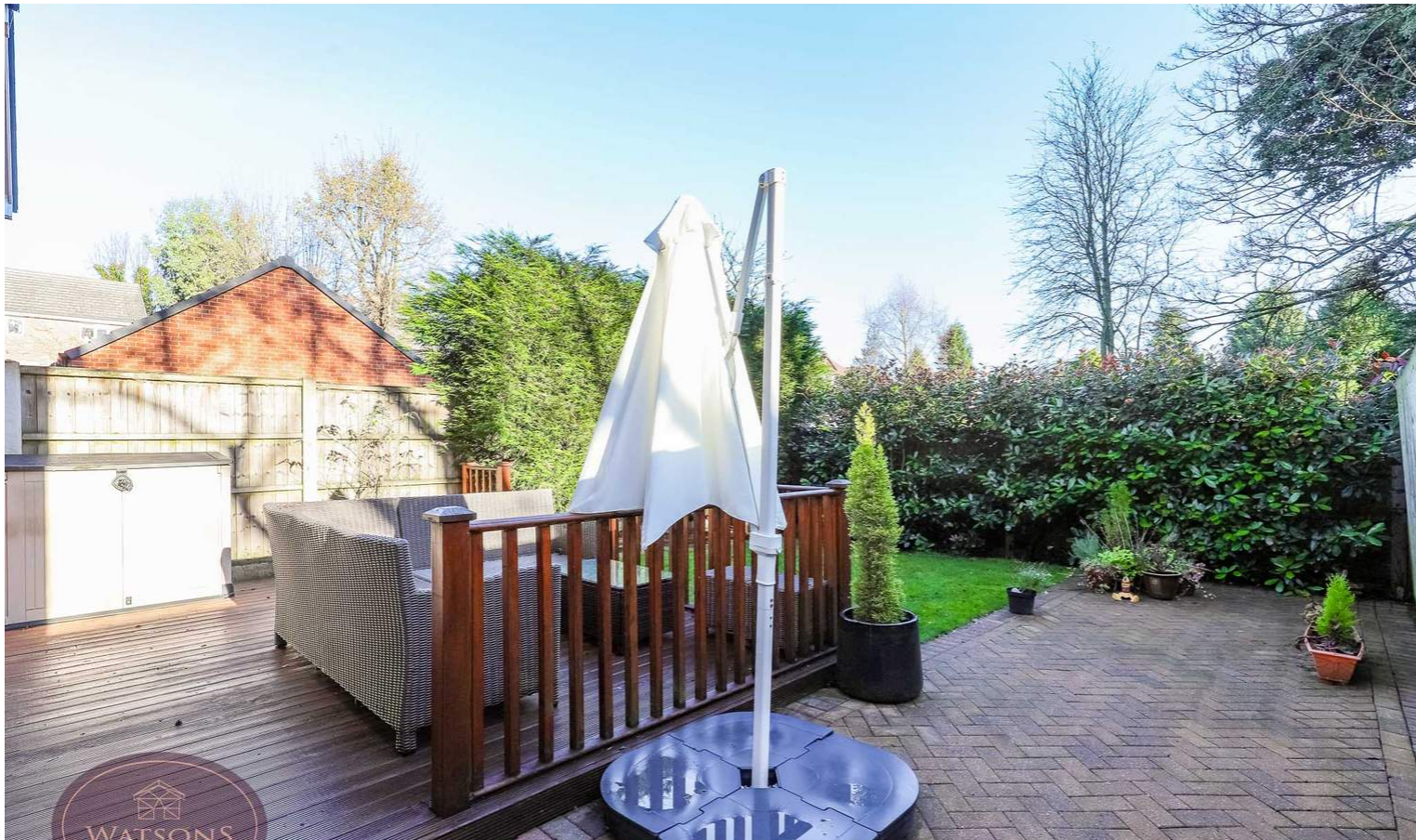
Atkinson Gardens, Nuthall, NG16 1LN

Offers Over £325,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		90
(81-91)	B		
(69-80)	C	78	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



- Detached Family Home
- 4 Bedrooms
- En Suite To Primary Bedroom
- Downstairs WC & Utility Room
- Off Road Park & Garage
- Popular Cul-de-Sac Location
- Favours School Catchments
- Walking Distance To Kimberley Town Centre
- Excellent Road & Public Transport Links

Our Seller says....

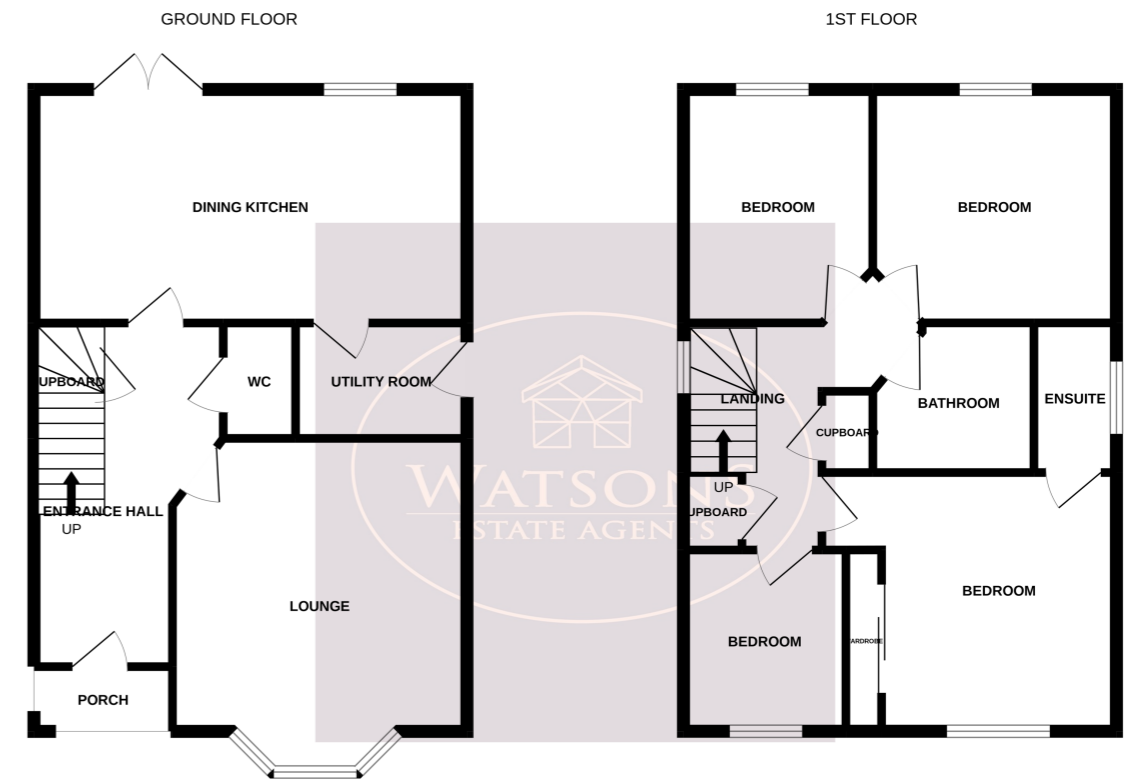
want to view?
 Call us on 0115 938 5577
 Our lines are open 8am - 8pm
 7 Days a week
 or email
 mail@watsons-residential.co.uk
 Ref - 26972866

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.
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*** SHOWHOME STANDARD *** This stunning 4 bedroom family home is located on Atkinson Gardens, a small development of modern homes just outside Kimberley Town Centre and within easy access to a wide range of shops & amenities, as well as the M1 motorway. The accommodation in brief comprises: entrance storm porch, entrance hallway, downstairs WC, lounge with bay window and modern dining kitchen and utility room. To the first floor the landing leads to the family bathroom and 4 generously sized bedrooms, with the primary bedroom benefiting from an en suite and fitted wardrobes. To the outside, the rear garden is well maintained with a decking, lawn and a patio areas, with a further garden area to the side ideal for nature enthusiasts. The garden enjoys an open outlook providing a sense of privacy to the this outdoor space. A driveway to the front provides off road parking and leads to a single detached garage. The property is located less than 1 mile from the shops and amenities of Kimberley Town Centre and falls within the catchment of Larkfields school. For buyers that need to commute, transport links are excellent. The A610 is within a few minutes drive and leads to Junction 26 of the M1 Motorway. Phoenix Park Tram terminus is 1.5 miles away and bus stops are within walking distance, with routes to Nottingham City Centre amongst other destinations. With so much to offer, we're confident this property will tick a number of boxes for a number of buyers.

Ground Floor

Storm Porch

Composite entrance door to the entrance hall.

Entrance Hall

Radiator, storage cupboard, stairs to the first floor and doors to the WC and lounge.

WC

WC, pedestal sink unit, radiator and extractor fan.

Lounge

4.47m x 3.94m (14' 8" x 12' 11") UPVC double glazed bay window to the front, radiator and door to the dining room.

Dining Kitchen

5.91m x 3.18m (19' 5" x 10' 5") A range of matching wall & base units, work surfaces incorporating an inset one & a half bowl stainless steel sink & drainer unit. Integrated appliances to include: electric oven & hob with extractor over and fridge freezer. UPVC double glazed window to the rear, ceiling spotlights, radiator and door to the utility room. French doors leading to the rear garden.

Utility Room

1.92m x 1.66m (6' 4" x 5' 5") A range of base units, work surfaces incorporating an inset stainless steel sink & drainer unit. Plumbing for washing machine & dryer, radiator, wall mounted boiler, extractor fan and door to the side.

First Floor

Landing

Airing cupboard, storage cupboard, access to the attic and doors to all bedrooms and bathroom.

Primary Bedroom

3.93m x 3.53m (12' 11" x 11' 7") UPVC double glazed window to the front, a range of fitted wardrobes, radiator and door to the en suite.

En Suite

3 piece suite in white comprising WC, wall mounted sink and shower cubicle. Heated towel rail and obscured uPVC double glazed window to the side.

Bedroom 2

3.13m x 2.9m (10' 3" x 9' 6") UPVC double glazed window to the rear and radiator.

Bedroom 3

3.23m x 2.71m (10' 7" x 8' 11") UPVC double glazed window to the rear and radiator.

Bedroom 4

2.58m x 2.56m (8' 6" x 8' 5") 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. Heated towel rail, extractor fan and ceiling spotlights.

Outside

To the front of the property a tarmac driveway provides off road parking leading to the detached single garage with up & over door and power. The rear garden offers a good level of privacy and comprises a paved patio, timber decking seating area and turf lawn with flower bed borders and a range of plants & shrubs. The garden is enclosed by hedge & timber fencing to the perimeter with gated access to the protected nature garden.