

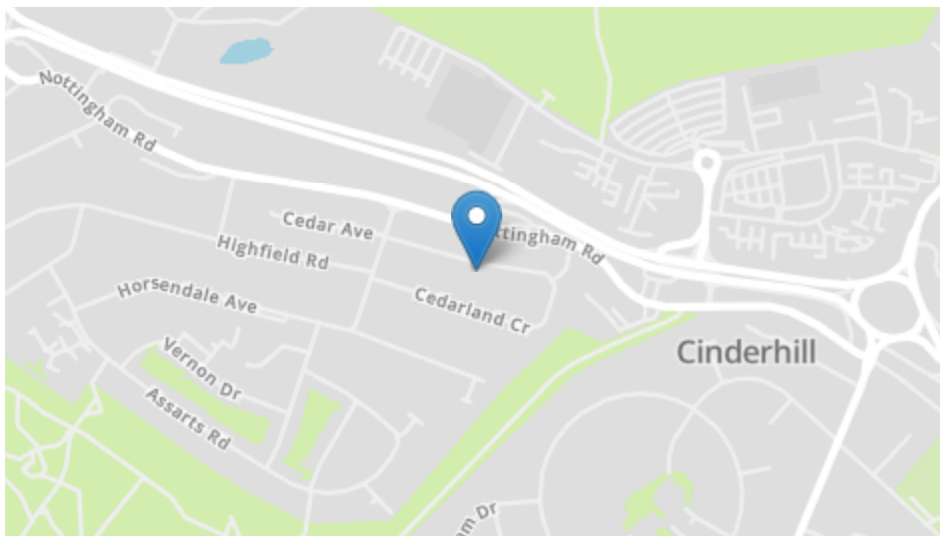
Cedarland Crescent, Nuthall, NG16 1AH

Offers Over £270,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	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			
		56	84
England, Scotland & Wales		EU Directive 2002/91/EC	



- Detached Family Home
- 3 Bedrooms
- Dining Kitchen
- Conservatory
- Off Road Parking
- Popular Residential Location
- Ease Of Access To A610 & M1
- Favoured School Catchment

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 - 25192768

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



*** NO UPWARD CHAIN *** Offered for sale on the ever popular Horsendale Estate this traditional detached house has been lovingly maintained by the current owner making this a great choice for a family home! The accommodation briefly comprises: Porch, entrance hallway, lounge, dining kitchen and conservatory overlooking the rear garden. To the first floor there are 3 bedrooms - 2 of which are double - plus a family bathroom. Outside, a driveway provided off road parking, whilst the rear garden is mainly laid to lawn with a range of trees, mature shrubs and timber fencing to the perimeter. Call now to avoid disappointment!

Ground Floor

Porch

UPVC double glazed windows and doors to the front, door to the entrance hall.

Entrance Hall

UPVC double glazed window to the side, stairs to the first floor, under stairs storage cupboard, wood effect laminate flooring and doors to the lounge and dining kitchen.

Lounge

3.41m x 3.21m (11' 2" x 10' 6") UPVC double glazed window to the front, wood effect laminate flooring, feature fire place with composite surround and radiator.

Dining Kitchen

6.24m x 3.19m (20' 6" x 10' 6") A range of matching wall & base units, wooden work surfaces incorporating an inset double Belfast sink. Space for Range style cooker with extractor over. Plumbing for washing machine, radiator, wood effect laminate flooring, ceiling spotlights and French doors to the conservatory,

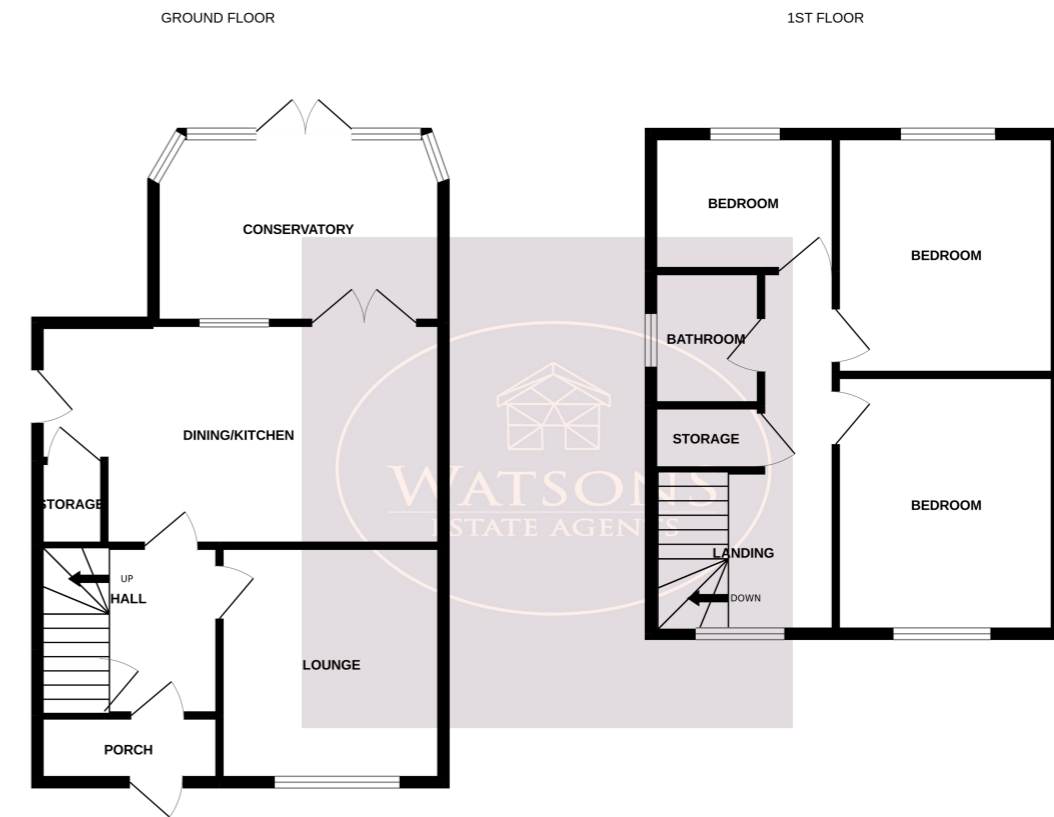
Conservatory

4.12m x 2.71m (13' 6" x 8' 11") Brick & uPVC double glazed construction, wood effect laminate flooring and French doors to the rear garden.

First Floor

Landing

UPVC double glazed window to the side, airing 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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Bedroom 1

3.80m x 3.45m (12' 6" x 11' 4") UPVC double glazed window to the front and radiator.

Bedroom 2

3.41m x 3.21m (11' 2" x 10' 6") UPVC double glazed window to the rear and radiator.

Bedroom 3

2.73m x 2.11m (8' 11" x 6' 11") UPVC double glazed window to the rear and radiator.

Bathroom

3 piece suite in white comprising WC, wall mounted sink and bath with shower over. Obscured uPVC double glazed window to the side, radiator and extractor fan.

Outside

To the front of the property is a small lawn, flower beds with a range of mature plants & shrubs. A concrete driveway alongside the property provides ample off road parking. The rear garden offers a good level of privacy and comprises a paved patio, a well tended lawn, flower bed borders with a range of plants & shrubs and is enclosed by timber fencing to the perimeter with gated access to the side.