

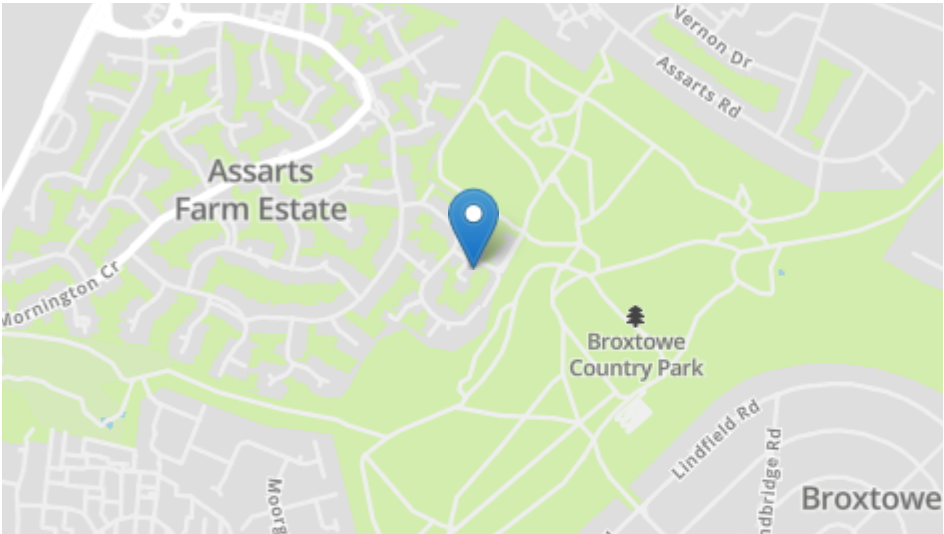
Kew Gardens, Nuthall, NG16 1RG

£399,000



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	73	81
England, Scotland & Wales		
EU Directive 2002/91/EC		



- Detached Family Home
- 4 Bedrooms
- 2 Reception Rooms & Conservatory
- En Suite & Family Bathroom
- Modern Fitted Kitchen
- Downstairs WC & Utility Room
- Off Road Parking & Garage
- Private South East Facing Garden
- Cul De Sac Location
- Ease of Access to M1 & A610

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 - 29251883

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





\*\*\* GIVE YOURSELF THE ROYAL TREATMENT WITH THIS FABULOUS HOME \*\*\* A wonderful four bedroom detached family home on the well regarded 'Mornington' estate in Nuthall. Beautifully presented throughout and benefiting from two reception rooms, a conservatory, a modern fitted kitchen, downstairs WC, garage, and a private south-east facing rear garden. Briefly comprising; entrance hallway, downstairs WC, living room, dining room, conservatory, kitchen, utility room. To the first floor, four bedrooms, primary with en-suite, and family bathroom. Outside, the property is located in a tucked away position towards the end of the road with a tree lined outlook to the front, a driveway provides off road parking, with access to the garage. To the rear is a private, mature, south-east facing garden, perfect for those summer evenings. Lying in easy reach of transport links and amenities including favoured schools, pubs, road links, and the surrounding town of Kimberley. Contact Watsons to arrange a viewing.

Ground Floor

Storm Porch

Door to the entrance hall.

Entrance Hall

Wooden double glazed window to the front, stairs to the first floor, wood effect laminate flooring, cloakroom and doors to the WC, lounge and kitchen.

WC

WC, pedestal sink unit, wood effect laminate flooring, radiator and obscured wooden double glazed window to the side.

Lounge

4.46m x 4.07m (14' 8" x 13' 4") Wooden double glazed window to the front, radiator, feature fire place with inset space for fire, open to the dining room.

Dining Room

3.56m x 3.06m (11' 8" x 10' 0") Radiator and sliding patio doors to the conservatory.

Conservatory

3.32m x 3.16m (10' 11" x 10' 4") Brick & uPVC double glazed construction, wood effect laminate flooring and French doors to the rear garden.

Kitchen

3.42m x 3.31m (11' 3" x 10' 10") A range of matching high gloss wall & base units, work surfaces incorporating an inset sink & drainer unit. Integrated appliances to include: double electric oven & gas hob with extractor over and fridge freezer. Wood effect laminate flooring, radiator, ceiling spotlights. Wooden double glazed window to the rear, door to the dining room and door to the utility room.

Utility Room

A range of matching wall & base units, plumbing for washing machine and obscured wooden double glazed window to the side.

First Floor

Landing

Airing cupboard housing the hot water tank, access to the attic (partly boarded) and doors to all bedrooms and bathroom.



Ground Floor

First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

Primary Bedroom

4.61m x 4.48m (15' 1" x 14' 8") Wooden double glazed window to the front, fitted wardrobes and radiator. Door to the en suite.

En Suite

3 piece suite in white comprising WC, pedestal sink unit and shower cubicle. Extractor fan, obscured wooden double glazed window to the side and chrome heated towel rail.

Bedroom 2

4.09m x 3.26m (13' 5" x 10' 8") Wooden double glazed window to the front and radiator.

Bedroom 3

3.84m x 2.74m (12' 7" x 9' 0") Wooden double glazed window to the rear and radiator.

Bedroom 4

3.82m x 2.15m (12' 6" x 7' 1") Wooden double glazed window to the rear, wood effect laminate flooring and radiator.

Bathroom

3 piece suite comprising WC, vanity sink unit and bath with shower over. Obscured wooden double glazed window to the rear and radiator.

Outside

To the front of the property a tarmacadam driveway provides ample off road parking leading to the single garage with up & over door, power, single door to the side and housing the combination boiler. The South East facing rear garden offers a good level of privacy and comprises a paved patio seating area, turfed lawn, a further paved patio seating area with uncovered pergola, flower bed borders with a range of mature plants, shrubs and trees. Other features include a greenhouse. The garden is enclosed by hedge borders and timber fencing to the perimeter with gated access to the side.