

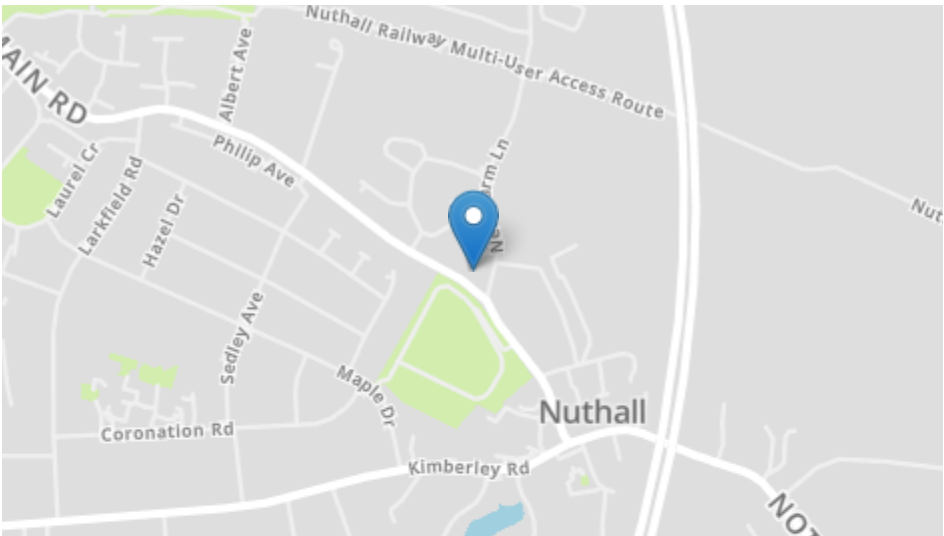
Watnall Road, Nuthall, NG16 1DU

£550,000



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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		
<b>England, Scotland &amp; Wales</b>	75	82
	EU Directive 2002/91/EC	

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 - 28571103



- Extended Traditional Detached Family Home
- 4 Double Bedrooms
- En Suite & Dressing Room To Primary Bedroom
- Jack & Jill En Suite to Bedrooms 2 & 3
- 4 Reception Rooms
- Driveway & Detached Garage
- Favoured School Catchments
- Viewing Essential!

Our Seller says....

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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0115 938 5577  
8am-8pm - 7days





\*\*\* THE FAMILY HOME YOU'VE BEEN WAITING FOR! \*\*\* Occupying a prime position in a particularly desirable part of Nuthall, this EXTENDED 4 bed detached home enjoys favoured school catchments, great local amenities & transport links, as well as countryside walks on the doorstep - it is sure to be popular with families. The accommodation has been extended to provide a superb orangery to the rear running off the lounge & kitchen overlooking a generous rear garden with good privacy. Briefly, in addition, there is a downstairs wc, separate utility and 4 DOUBLE bedrooms (with jack & jill en suite to bedrooms 2 & 3) upstairs along with a great modern family bathroom. With a larger plot than you might expect and with Basil Russell recreation space just across the road, there is no shortage of space for children and dogs. Generous off street parking is accessed via Back Lane. We HIGHLY RECOMMEND a viewing to truly appreciate everything inside and out. Call our sales team now to arrange.

Ground Floor

External Porch

Composite window and entrance door. Door to the entrance hall.

Entrance Hall

Solid oak flooring, ceiling spotlights, stairs to the first floor, under stairs storage, radiator and doors to reception room, sitting room, dining kitchen and utility room.

Reception Room 1

4.78m x 3.59m (15' 8" x 11' 9") UPVC double glazed bay window to the front, lead lined obscured uPVC double glazed window to the side, cast iron open fire and fire place surround, radiator.

Sitting Room

3.63m x 3.56m (11' 11" x 11' 8") Open fire and fire place surround, uPVC double glazed windows to the front & side and radiator.

Dining Kitchen

9.11m x 3.11m (29' 11" x 10' 2") A range of matching high gloss wall & base units, work surfaces incorporating and inset one & a half bowl sink & drainer unit. Integrated appliances to include a waist height double oven & grill, 5 ring gas hob with extractor over. Plumbing and wiring for an American style fridge freezer, central island with breakfast bar. UPVC double glazed window to the rear, 2 vertical radiators, ceiling spotlights, lead lined obscured stained glass window & uPVC double glazed window to the side. Open to the lounge and open to the orangery.

Utility Room

2.55m x 1.34m (8' 4" x 4' 5") A range of matching wall & base units, work surfaces incorporating an inset sink & drainer unit, heated towel rail and door to the WC.

WC

WC, lead lined obscured uPVC double glazed window to the side and ceiling spotlights.

Lounge

5.61m x 4.42m (18' 5" x 14' 6") UPVC double glazed bay window to the rear, solid oak flooring, real flame gas fire with feature fire place surround. Ornate coving, vertical radiator and ceiling spotlights. Open to the orangery.

Orangery

4.66m x 4.53m (15' 3" x 14' 10") UPVC double glazed windows to the side & rear, porcelain tiled flooring, vertical radiator, ceiling dome, feature exposed brick wall and composite door to the rear garden.

First Floor

Landing

Original oak staircase, arched obscured uPVC double glazed stained glass window to the side, access to the attic (partly boarded with drop down ladder and housing the combination boiler), radiator 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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Primary Bedroom

8.09m x 4.96m (26' 7" x 16' 3") UPVC double glazed windows to the rear & side, 2 radiators, walk in wardrobe measuring 4.99m x 3.15m, ceiling spotlights, circular obscured stained glass window and uPVC double glazed window to the side. Door to the bathroom.

Bathroom

3.29m x 3.03m (10' 10" x 9' 11") 4 piece suite in white comprising concealed cistern WC, floating double high gloss vanity sink unt, free standing bath with feature high mix and walk in shower cubicle with rainfall effect shower over. Ceiling spotlights, extractor fan, chrome heated towel rail, tiled flooring and obscured uPVC double glazed window to the rear. Door to the entrance hall.

Bedroom 2

4.13m x 3.68m (13' 7" x 12' 1") UPVC double glazed windows to the front and radiator. Door to the Jack & Jill bathroom.

Bedroom 3

3.77m x 3.63m (12' 4" x 11' 11") UPVC double glazed windows to the front & side, radiator and door to the Jack & Jill bathroom.

Jack & Jill Bathroom

3 piece suite in white comprising concealed cistern WC, vanity sink unit and walk in shower cubicle with electric shower over. Tiled flooring, ceiling spotlights and extractor fan.

Bedroom 4

4.78m x 2.35m (15' 8" x 7' 9") UPVC double glazed windows to the rear & side and radiator.

Outside

To the front of the property is a turfed lawn, flower bed borders with a range of mature plants & shrubs. The garden is enclosed by hedge borders. Other features include an outside tap with door to the outhouse to the side. The rear garden offers a good level of privacy and comprises a brick built outhouse, a well maintained lawn. Flower bed borders with a range of mature plants, shrubs & trees. Other features include a raised paved patio. The double driveway is accessed via Back Lane and leads to the detached double garage with double wooden doors (measuring 5.67m x 5.53m and power and also offers further storage space to the rear measuring 4.90m x 2.96m with uPVC double glazed windows to the side & rear.