

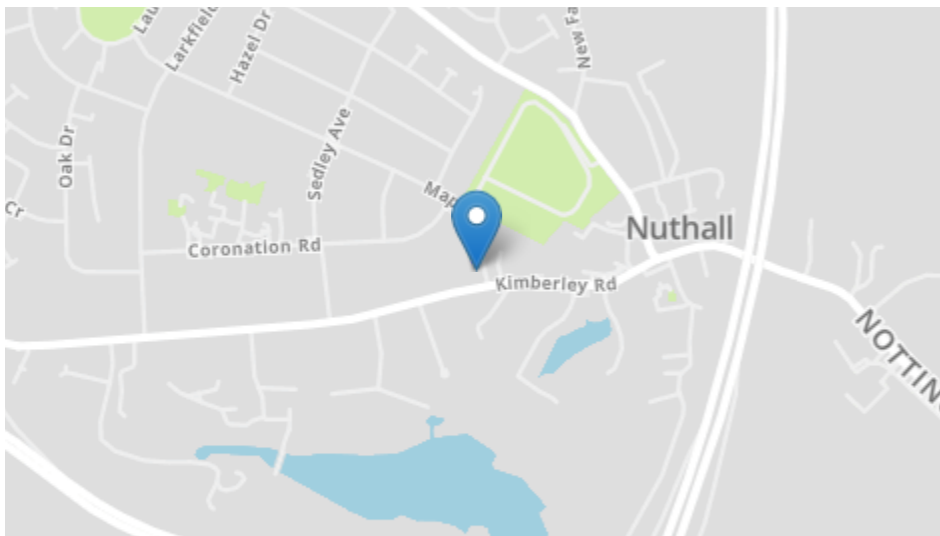
77 Maple Drive, Nuthall, Nottingham, NG16 1EJ

Offers Over £300,000

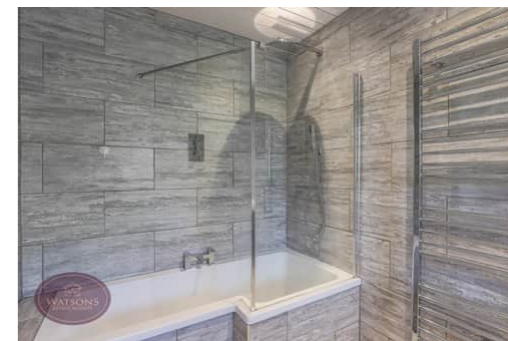


77 Maple Drive, Nuthall, Nottingham, NG16 1EJ

Offers Over £300,000



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>	63	77
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



- Detached Bungalow
- 2 Double Bedrooms
- Breakfast Kitchen
- Driveway & Double Garage
- Corner Plot
- Well Presented Throughout
- Popular Residential Location
- Excellent Road & Public Transport Links
- Short Drive To Kimberley Town Centre

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 - 28307139

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



**\*\*\* ENJOY LIFE ON ONE LEVEL \*\*\*** This impressive detached bungalow occupies a particularly desirable corner plot on the edge of 'Larkfields' in Nuthall. The generous living space is beautifully presented throughout and comprises in brief; entrance hallway, lounge with French doors leading to a cosy outdoor seating area, modern breakfast kitchen with integrated appliances, two double bedrooms and a family bathroom fitted with a contemporary suite. Outside, the corner position allows for various outdoor seating zones and there is a lawned garden to the front of the property. Double gates lead to the generous driveway which in turn gives access to the over-sized size garage. Viewing is highly recommended to fully appreciate the quality of accommodation on offer. Call our team for more information or to book your appointment.

### Entrance Hall

Composite entrance door, wood effect laminate flooring, vertical radiator, access to the attic and doors to all rooms.

### Lounge

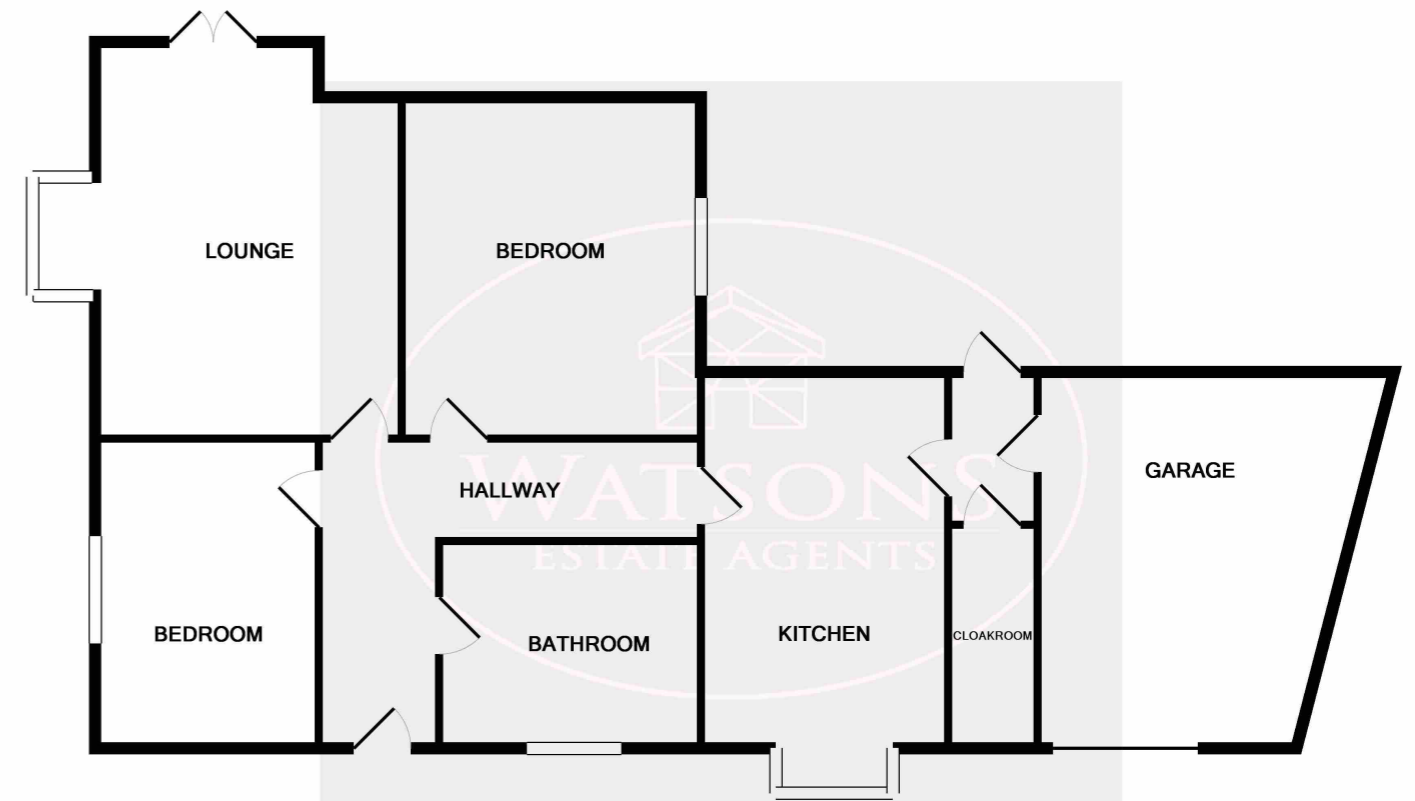
4.85m x 4.73m (15' 11" x 15' 6") Lead lined uPVC double glazed bay window with fitted window shutters, 2 vertical radiators and wood effect laminate flooring and French doors to the patio area.

### Breakfast Kitchen

4.62m x 3.03m (15' 2" x 9' 11") A range of matching solid oak wall & base units with soft closing doors, granite work surfaces incorporating a one & a half bowl stainless steel sink & drainer unit with flexi tap. Integrated appliances to include: dishwasher, washing machine, 2 fridge freezers, waist height oven, microwave, and CDA 5 ring Range style cooker with extractor over. Breakfast bar, ceiling spotlights, vertical radiator, cupboard housing the combination boiler, lead lined uPVC double glazed bay window with fitted window shutters & external door to the lobby.

### Lobby

Door to the storage cupboard, door to the garage and door to the rear garden.



Whilst every attempt has been made to ensure the accuracy of the floor plan 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  
Made with Metropix ©2019

### Bedroom 1

4.26m x 3.67m (14' 0" x 12' 0") Lead lined uPVC double glazed windows to the front and side with fitted window shutters, panelled feature wall, radiator and wood effect laminate flooring.

### Bedroom 2

3.8m x 2.75m (12' 6" x 9' 0") Lead lined uPVC double glazed window to the side with fitted window shutters, wood effect laminate flooring and radiator.

### Bathroom

3 piece suite in white comprising WC, pedestal sink unit and P shaped bath with dual rainfall effect shower over. Chrome heated towel rail, ceiling spotlights, extractor fan and lead lined obscured uPVC double glazed window to the front.

### OUTSIDE

The property sits on a corner plot with well tended lawned gardens to the front & side with gravel & bark bed borders, ideal for pots & planters and timber built summer house. To the rear, there are two enclosed seating areas, one with water feature, both of which enjoy a good level of privacy. The gardens are enclosed by original stonework, hedge and timber fencing to the perimeter. A driveway provides ample off road parking and leads to a large detached garage with electric door, light and power. The driveway is secured by double wooden gates.