

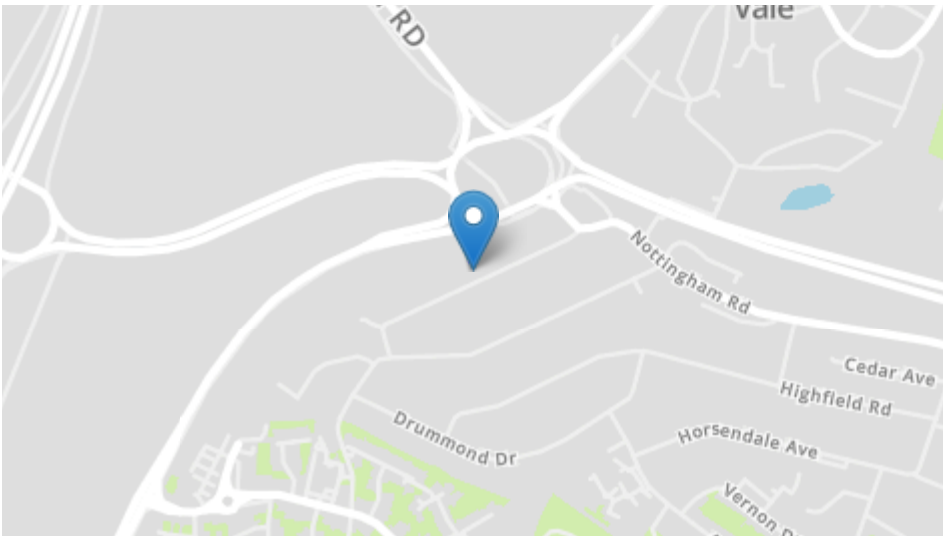
Roland Avenue, Nuthall, NG16 1BB

Guide Price £325,000



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) 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		
	60	78
England, Scotland & Wales	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 - 29092132



- Detached Family Home
- 3 Bedrooms
- 2 Reception Rooms
- Conservatory
- Downstairs WC & Utility Room
- Driveway & Garage
- Private, South East Facing Rear Garden
- Excellent Road & Public Transport Links Including Tram
- Favoured School Catchment

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.



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*** GUIDE PRICE £325,000 - £350,000 *** *** BAY FRONTED BEAUTY! *** This traditional 3 bedroom bay fronted detached family home is located in a sought after area close to schools, many amenities and having great access to the M1. Boasting light and airy living accommodation comprising an entrance hallway, living room, dining room, kitchen, conservatory, utility room, integrated garage and a downstairs WC to the ground floor. 3 bedrooms and a modern family bathroom to the first floor and to the outside a private driveway provides parking with a generous, established and private garden to the rear! Call our sales team today to book your viewing!

Ground Floor

Porch

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

Entrance Hall

Radiator, engineered wooden flooring, stairs to the first floor, under stairs storage, doors to the lounge, kitchen and dining room.

Lounge

4.28m x 3.64m (14' 1" x 11' 11") Real flame gas fire, engineered wooden flooring, radiator and French doors to the conservatory.

Conservatory

Brick & uPVC double glazed construction, polycarbonate roof and sliding patio doors to the rear garden.

Dining Room

4.15m x 3.95m (13' 7" x 13' 0") UPVC double glazed bay window to the front, engineered wooden flooring and radiator.

Kitchen

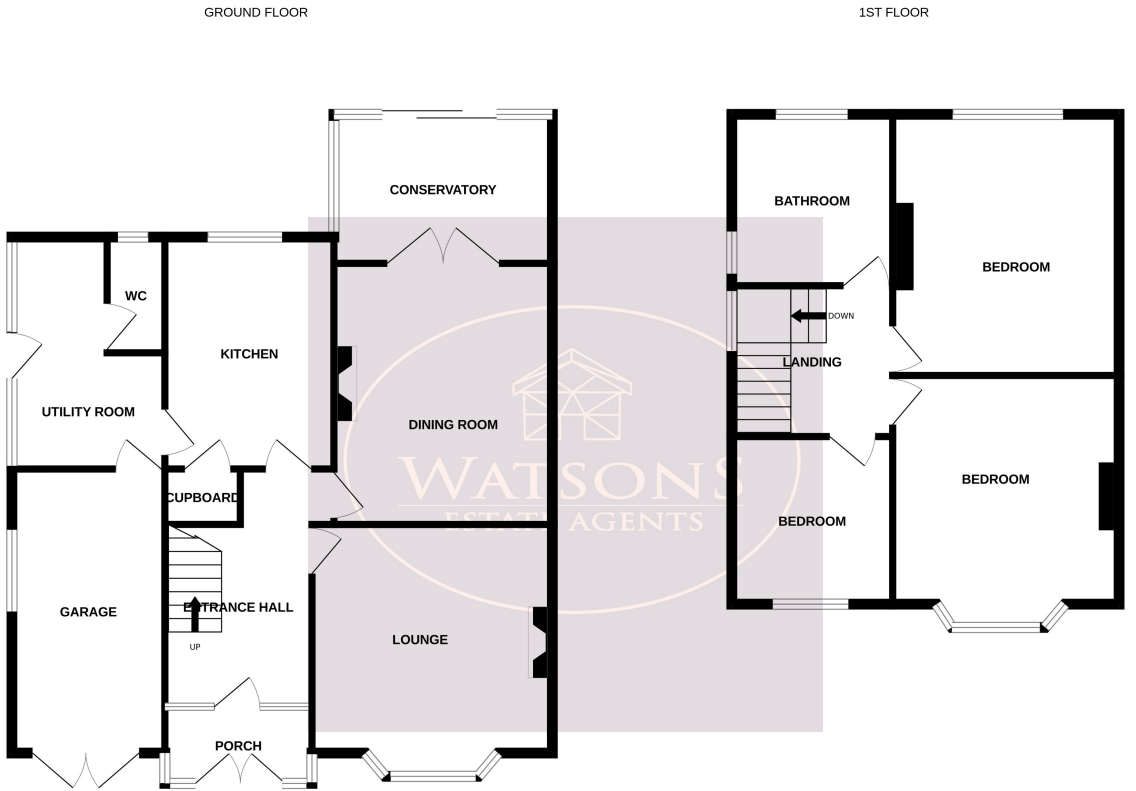
3.17m x 2.42m (10' 5" x 7' 11") A range of matching wall & base units, work surfaces incorporating an inset sink & drainer unit. Integrated appliances to include; waist height double electric oven, hob with extractor over and microwave. UPVC double glazed window to the rear, built in storage cupboard/walk in pantry, ceiling spotlights, vertical radiator and door to the utility room.

Utility Room

A range of matching wall & base units, work surfaces incorporating an inset sink & drainer unit, plumbing for washing machine and doors to the garage, WC and side.

WC

Obscured uPVC double glazed window to the side, WC, vanity sink unit and extractor fan.



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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First Floor

Landing

UPVC double glazed window to the side, access to the attic (partly boarded with drop down ladder) and doors to all bedrooms and bathroom.

Bedroom 1

4.28m x 3.61m (14' 1" x 11' 10") UPVC double glazed window to the rear and radiator.

Bedroom 2

4.17m into the bay x 3.63m (13' 8" x 11' 11") UPVC double glazed bay window to the front, luxury vinyl tiled flooring and radiator.

Bedroom 3

2.94m x 2.5m (9' 8" x 8' 2") UPVC double glazed window to the front, luxury vinyl tiled flooring and radiator.

Bathroom

3 piece suite in white comprising WC, feature table top sink bowl and bath with electric shower over. Obscured uPVC double glazed windows to the rear & side, chrome heated towel rail, airing cupboard housing the combination boiler, ceiling spotlights and radiator.

Outside

To the front of the property, a block paved driveway provides off road parking for 2 cars, leading to the integral garage measuring 4.7m x 2.56m with double wooden doors and power. The South East facing rear garden offers a good level of privacy and comprises a paved patio seating area, generous turfed lawn, flower bed borders with a range of mature plants & shrubs, timber built shed and external tap. The garden is enclosed by timber fencing to the perimeter with gated access to the side.