

The Repton, Low Wood Road, Nuthall, NG6 7AB

£354,995



HEMPHILL CROFT

PHASE ONE

Site Plan

3-Bedroom Homes

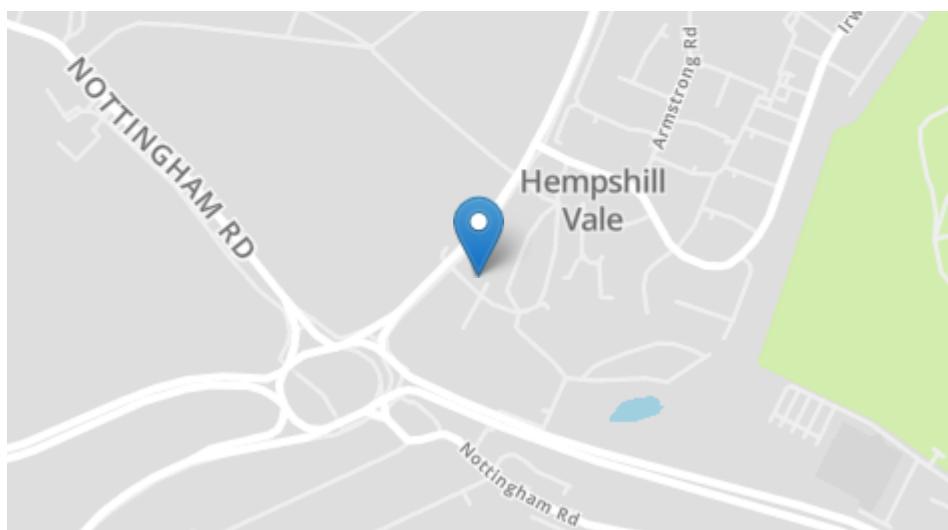
- Worthington - 873 sqft
- Tissington - 980 sqft
- Milton - 1036 sqft
- Repton - 1070 sqft
- Staunton - 1099 sqft
- Quorn - 1148 sqft

4-Bedroom Homes

- Bosworth - 1066 sqft
- Melbourne - 1066 sqft
- Bradgate - 1228 sqft
- Rempstone - 1365 sqft
- Appleby - 1402 sqft

Sub Station

EV Charger



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 - 29870035

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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Our Seller says....

- The Repton
- 1070 SQ FT
- Brand New Detached Home
- Three Bathrooms
- Open Plan Dining Kitchen
- Lounge
- Downstairs WC
- En Suite Shower Room
- Driveway & Garage
- 10 Year Warranty
- Energy Efficient Homes with Air Source Heat Pump

40 Main Street, Kimberley, NG16 2LY

www.watsons-residential.co.uk

0115 938 5577

8am-8pm - 7days



Introducing the Repton, a charming three-bedroom home brimming with character and designed for practical living. The property welcomes you with an entrance hall leading into a spacious lounge. From there, you seamlessly transition into the kitchen/dining room, where double doors open onto the garden, flooding the space with natural light. The ground floor also features a cleverly designed separate utility room and WC, for added convenience. Upstairs, discover three double bedrooms and a family bathroom, with the primary bedroom boasting a sizable ensuite featuring a large shower cubicle. Completing this delightful home is an integral garage, adding further practicality and storage options. To book your viewing call our Kimberley office! 0115 938 5577 (Option 1)

Ground Floor

Entrance Hall

Door to lounge and stairs to first floor

Lounge

4.76m x 3.36m (15' 7" x 11' 0") UPVC double glazed window to the front, radiator and door to the dining kitchen.

Dining Kitchen

4.36m x 3.99m (14' 4" x 13' 1") A range of matching wall & base units, work surfaces incorporating an inset sink & drainer unit. Integrated appliances. Radiator, ceiling spotlights and under stairs storage. UPVC double glazed window to the rear, French doors leading to the rear garden and door to utility room.

Utility Room

Door to rear garden and ground floor WC.

WC

WC, pedestal sink, radiator and obscured uPVC double glazed window to the rear.

First Floor

First Floor Landing

Doors to all bedrooms & bathroom and storage cupboard.



Room	Measurements
Kitchen / Dining Area	4.36m x 3.99m 14' 4" x 13' 1"
Lounge	3.36m x 4.76m 11 x 15'7"
Master Bedroom	4.36m x 3.24m 14' 4" x 10'8"
Bedroom 2	3.10m x 4.13m 10'2" x 13'7"
Bedroom 3	4.05m x 2.69m 13'4" x 8'10"
Plots	150 (8), 160 (8), 250 (8), 260 (8), 27, 28, 52, 57 (7), 63 (3), 81 (3), 82 (3), 83, 84, 94 (4), 95, 112 (4), 174 (4), 175 (4)

Our floorplans depict a typical layout for each house type and are subject to change. For most plots, specification, details of fixtures and fittings, dimensions, room locations and boundaries are given to assist you. Room locations are not accurate. No scale.

These floorplans are for guidance only and are not intended to form part of any contract. Please speak to your Sales Executive who can clarify plot specific details and who can offer you your viewing viewing.

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