Coronation Road, Nuthall, NG16 1EP

Offers In Region Of £230,000

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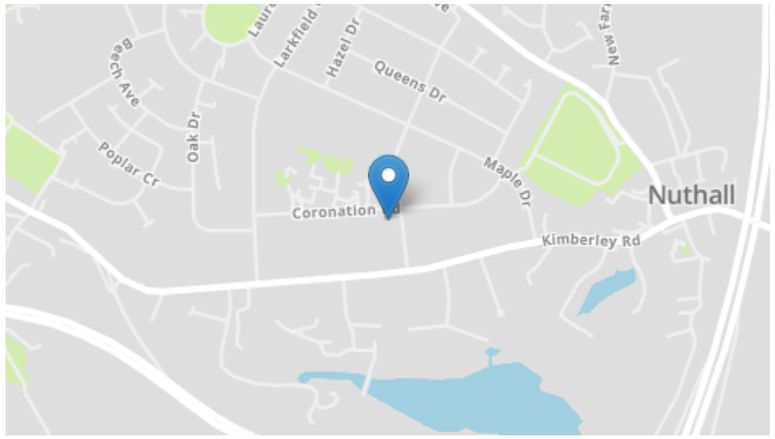
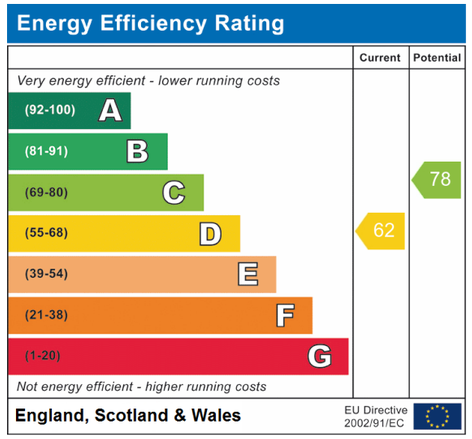




- Semi Detached Family Home
- 3 Bedrooms
- Downstairs WC & Utility Room
- Office
- Off Road Parking & Garage
- Corner Plot
- Short Drive To Kimberley Town Centre
- Excellent Road & Public Transport Links

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 - 26390662

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

*** A HOME TO MAKE YOUR OWN *** This traditional corner plot semi detached home has spacious rooms and a generous garden providing excellent potential to extend (STPP). The property in brief comprises to the ground floor; entrance porch, hall, lounge, dining kitchen, inner hall, utility room and office. To the first floor landing giving access to three bedrooms and a three piece bathroom suite, to the outside front, side and rear gardens and a driveway providing off road parking and giving access to the detached garage. Coronation Road is a sought after road in the heart of Nuthall, close to Kimberley Town Centre which offers a wide range of shops, amenities, cafes, pubs and public services including a dentist and doctors surgery. Regular public transport just a short with routes to Phoenix Park and Nottingham City Centre amongst other destinations. The A610 is just a short drive away and leads to junction 26 of the M1 motorway. Nearby schools include Larkfields Junior and Infant Schools and The Kimberley School & 6th form. If you're looking for a family home that will tick ALL of your boxes, call our team and book your viewing today!

Ground Floor

Porch

Wooden single glazed windows to the front & side, hardwood door to the side. Door to the entrance hall.

Entrance Hall

Stairs to the first floor, door to the lounge.

Lounge

4.68m x 4.47m into the bay (15' 4" x 14' 8") UPVC double glazed window to the front and radiator. Door to the dining kitchen.

Dining Kitchen

4.66m x 3.08m (15' 3" x 10' 1") A range of matching wall & base units, work surfaces incorporating an inset stainless steel sink & drainer unit. Space for cooker, radiator and wooden single glazed window to the rear overlooking the sun room. Doors to the inner hall and pantry.

Pantry

UPVC double glazed window to the side.

Inner Hall

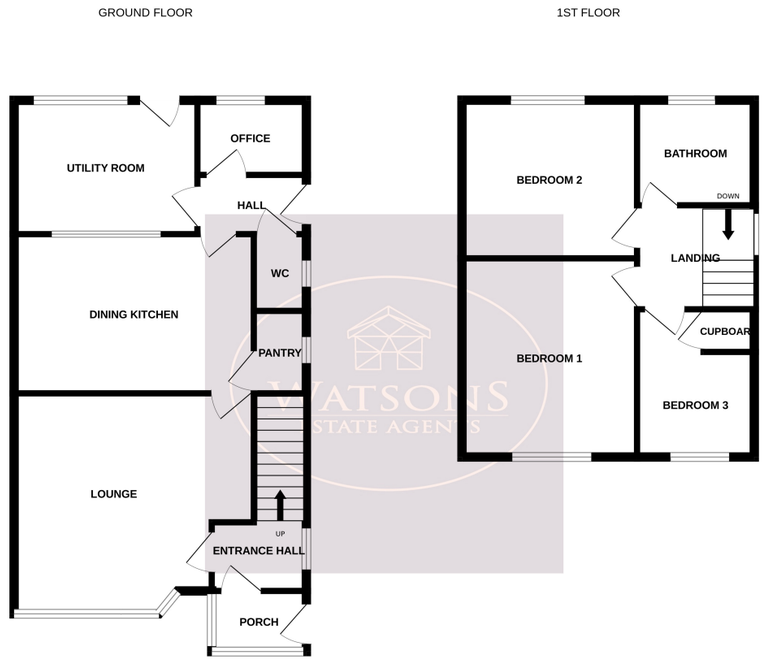
Doors to the WC, office, utility room and door to the side.

WC

WC, wall mounted sink, heated towel rail and obscured uPVC double glazed window to the side.

Office

UPVC double glazed window to the rear.



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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Utility Room

3.07m x 2.58m (10' 1" x 8' 6") Plumbing for washing machine, radiator and uPVC double glazed window to the rear. Door to the rear garden.

First Floor

Landing

UPVC double glazed window to the side, access to the attic and doors to all bedrooms and bathroom.

Bedroom 1

3.79m x 3.32m (12' 5" x 10' 11") UPVC double glazed window to the front and radiator.

Bedroom 2

3.33m x 3.09m (10' 11" x 10' 2") UPVC double glazed window to the rear and radiator.

Bedroom 3

2.83m x 2.19m (9' 3" x 7' 2") UPVC double glazed window to the front, storage cupboard and radiator.

Bathroom

3 piece suite comprising WC, pedestal sink unit and bath. Obscured uPVC double glazed window to the rear, airing cupboard housing the combination boiler and radiator.

Outside

The rear garden offers a good level of privacy and comprises a paved patio, turfed lawn and is enclosed by timber fencing to the perimeter.

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