

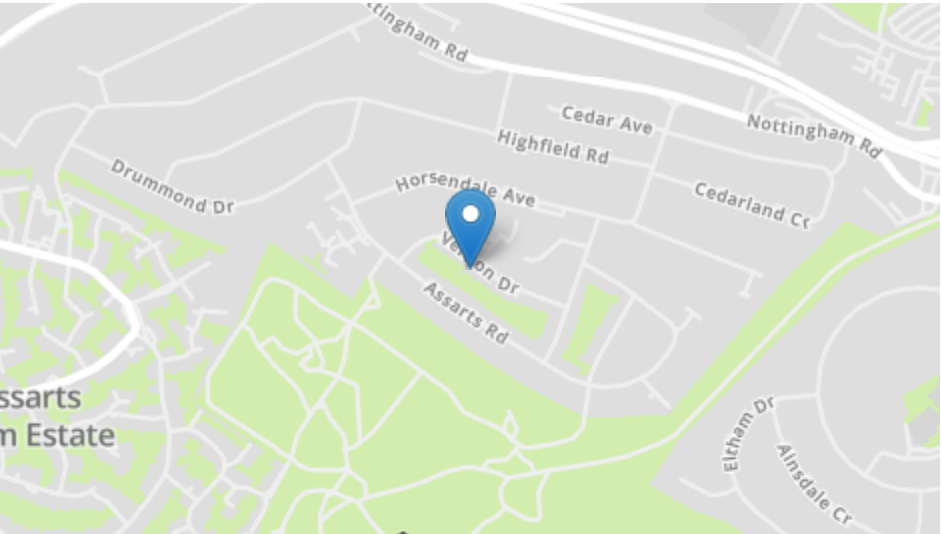
Vernon Drive, Nuthall, NG16 1AR

Guide Price £400,000



Vernon Drive, Nuthall, NG16 1AR

Guide Price £400,000



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		
	69	82
England, Scotland & Wales		
EU Directive 2002/91/EC		



- Detached Bungalow
- 4 Bedrooms
- Open Plan Lounge / Diner / Family Room
- Modern Fitted Kitchen
- En Suite & Family Bathroom
- 2 Driveways
- Corner Plot
- Planning Permission for Loft Conversion
- Excellent Road & Public Transport Links Including Tram

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 - 28796033

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



*** GUIDE PRICE £400,000 - £425,000 *** ***NOT YOUR AVERAGE BUNGALOW*** Situated on the popular 'Horsendale' estate in Nuthall, there is much more than meets the eye with this superb four bedroom detached home. Whether you are looking to downsize without compromising, or searching for your forever home, there is much on offer, including a wonderful open plan living/family area, modern fitted kitchen, en-suite, two driveways, and a private low maintenance rear garden. Briefly comprising; entrance porch, lounge/diner/family room, kitchen, inner hallway, main bathroom, and four bedrooms, primary with en-suite. Outside, to the front there are two driveways along with a garden, and to the rear is a low maintenance and private garden. The Horsendale estate offers excellent amenities on your doorstep, including a popular nearby pub/restaurant, excellent transport links to the city, and the nearby town of Kimberley. Contact Watsons to arrange a viewing.

Entrance Porch

UPVC double glazed French doors to the front, uPVC double glazed windows to both sides and door to the lounge / diner / family room.

Lounge / Diner / Family Room

9.58m x 7.06m (31' 5" x 23' 2") UPVC double glazed window to the side, ceiling spotlights, tiled flooring, radiator, open to the kitchen area and inner hall.

Kitchen Area

5.2m x 2.41m (17' 1" x 7' 11") A range of matching wall & base units, work surfaces incorporating an inset sink & drainer unit. Tiled flooring, breakfast bar, plumbing for washing machine, space for a Range style cooker with extractor over, integrated microwave. Plumbing and wiring for an American style fridge freezer, uPVC double glazed windows to the side & front, radiator and French doors to the rear garden.

Inner Hall

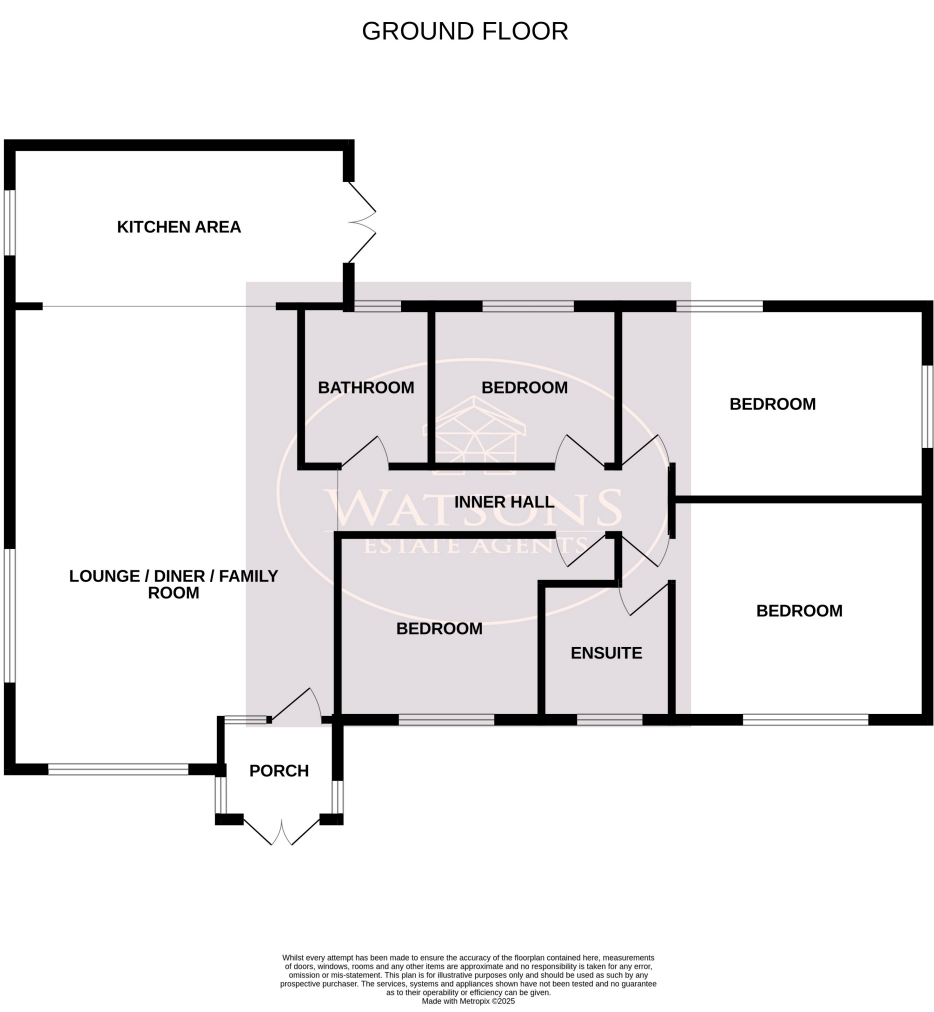
Doors to all bedrooms and shower room.

Primary Bedroom

5.18m x 3.6m (17' 0" x 11' 10") UPVC double glazed window to the front, radiator and door to the en suite.

En Suite

3 piece suite in white comprising WC, pedestal sink unit and shower cubicle. Heated towel rail, ceiling spotlights and obscured uPVC double glazed window to the front.



Bedroom 2

4.42m x 3.18m (14' 6" x 10' 5") UPVC double glazed window to the front and radiator.

Bedroom 3

4.84m x 2.94m (15' 11" x 9' 8") UPVC double glazed windows to the side & rear and radiator.

Bedroom 4

2.97m x 2.7m (9' 9" x 8' 10") UPVC double glazed window to the rear and radiator.

Bathroom

3 piece suite in white comprising WC, pedestal sink unit and bath with shower over. Chrome heated towel rail, ceiling spotlights, extractor fan and obscured uPVC double glazed window to the rear.

Outside

To the front of the property is a turfed lawn. A concrete driveway provides ample off road parking with a further block paved driveway to the side. To the side of the property is a paved patio seating area and turfed lawn. The rear garden comprises a paved patio seating area and timber built shed. The garden is enclosed by decorative wall to the perimeter.