

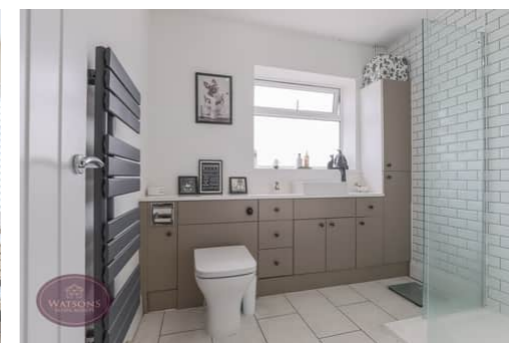
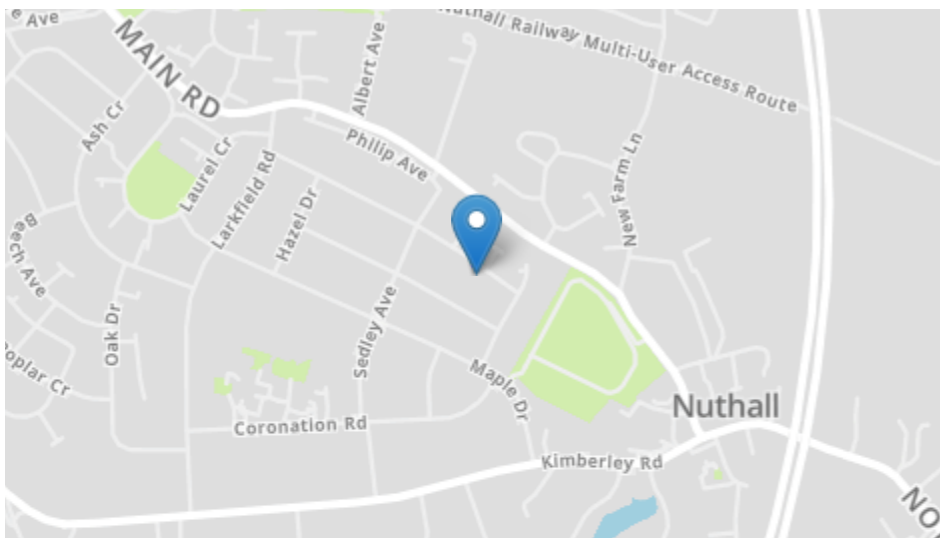
Philip Avenue, Nuthall, NG16 1EB

Offers Over £400,000



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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 - 27855057

Our Seller says....

- Extended Detached Bungalow
- 3 DOUBLE Bedrooms
- Newly Fitted Bathroom
- Generous Lounge
- Open Plan Dining Kitchen
- Ample Off Road Parking
- Popular Residential Location
- Excellent Road & Public Transports Links

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



\*\*\*MORE THAN MEETS THE EYE!\*\*\* This EXTENDED detached bungalow on the popular Larkfields estate in Nuthall comes with space in abundance. The stunning lounge is a particular feature, with its vaulted windows providing huge amounts of natural light, creating the perfect living space. Other features include a south facing garden, and large driveway. Briefly comprising; entrance hallway, bathroom, three good sized bedrooms, kitchen, and extended lounge/diner. Outside, a large driveway provides off road parking to the front, whilst to the rear is a privately enclosed and good sized south facing garden. Located on the sought after Larkfields estate in Nuthall, the property is within easy reach of Kimberley town centre and all of its amenities. The A610 is nearby giving ease of access to Nottingham City Centre and beyond. Call Watsons today to arrange your viewing.

### Entrance Hall

Entrance door to the front, built in storage cupboard and doors to all rooms.

### Lounge

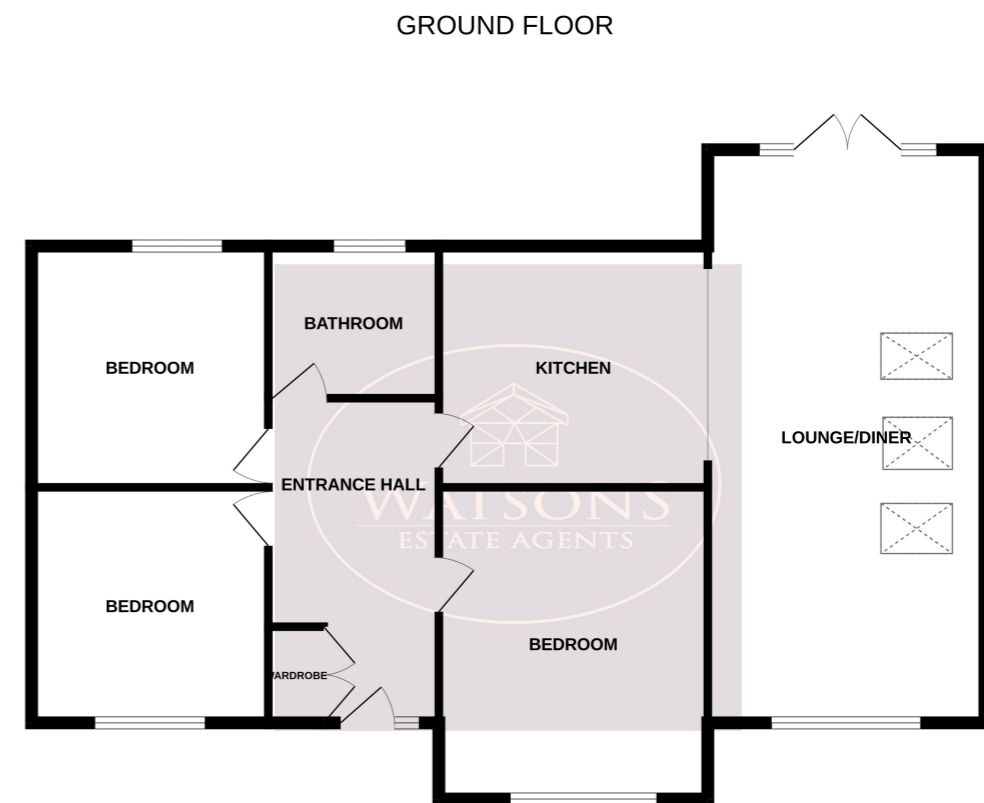
8.21m x 3.94m (26' 11" x 12' 11") UPVC double glazed window to the front, radiator, 3 velux windows, underfloor heating and sliding patio doors to the rear garden.

### Dining Kitchen

3.76m x 3.65m (12' 4" x 12' 0") A range of matching wall & base units, work surfaces incorporating an inset ceramic sink & drainer unit. Integrated waist height electric oven & gas hob with extractor over. Plumbing for washing machine, radiator and uPVC double glazed window to the rear.

### Bedroom 1

4.51m x 3.75m (14' 10" x 12' 4") UPVC double glazed window to the front and radiator.



### Bedroom 2

3.53m x 3.33m (11' 7" x 10' 11") UPVC double glazed window to the front and radiator.

### Bedroom 3

3.57m x 3.35m (11' 9" x 11' 0") 3 uPVC double glazed velux windows and radiator.

### Shower Room

3 piece suite in white comprising WC, vanity sink unit and shower cubicle with rainfall effect shower. Heated towel rail, obscured uPVC double glazed window to the rear.

### Outside

To the front of the property, a block paved driveway provides ample off road parking and is enclosed by wall, hedge and timber fencing to the perimeter and is secured by wrought iron gates to the front. The rear garden offers a good level of privacy and comprises a paved patio, timber decking seating area, turfed lawn and timber built shed. The garden is enclosed by timber fencing to the perimeter with gated access to the side.