

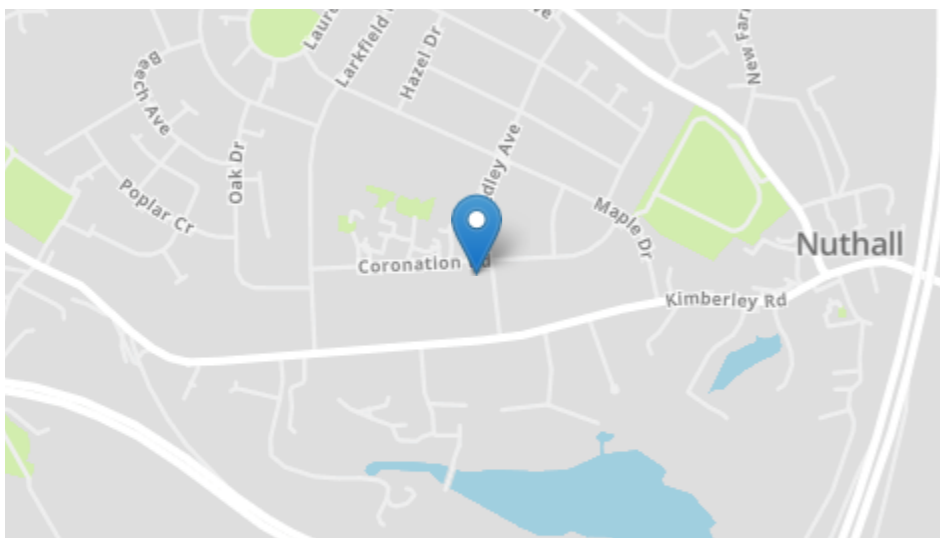
Coronation Road, Nuthall, NG16 1EP

Offers Over £375,000



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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 - 28078323



Our Seller says....

- Detached Bungalow
- 3 DOUBLE Bedrooms
- 2 Reception Rooms
- Utility Room
- Family Bathroom & Separate WC
- South Facing Rear Garden
- Driveway & Double Garage
- Walking Distance To Kimberley Town Centre
- Excellent Road & Public Transports Links
- No Upward Chain

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



***** DOWNSIZE WITHOUT COMPROMISE ***** For the many bungalow buyers out there - **THIS COULD BE THE ONE!** Offered for sale with **NO UPWARD CHAIN** and occupying a prime position on a desirable street in Nuthall, there is generous space inside & out and we **HIGHLY RECOMMEND** viewing. In brief, the accommodation comprises: porch, entrance hall, lounge, dining room, kitchen, utility room, 3 **DOUBLE** bedrooms (en suite to primary) and bathroom. Outside, the beautiful rear garden is south-facing and enjoys a high level of privacy, whilst the lawned front has a generous driveway and garage to provide good off street parking. This location gives easy access to a wide range of amenities and a regular bus service is a short walk away. This property has been **PRICED TO SELL** and we would challenge you to find more space and tick as many boxes in such a good location. Call our sales team now to arrange a viewing.

Porch

Brick & uPVC double glazed construction and door to the entrance hall.

Entrance Hall

Radiator and doors to lounge, kitchen, WC and inner lobby.

WC

Obscured uPVC double glazed window to the side, concealed cistern WC, vanity sink unit and radiator.

Lounge

6.14m x 3.78m (20' 2" x 12' 5") Radiator and sliding patio doors leading to the rear garden. Open to the dining room.

Dining Room

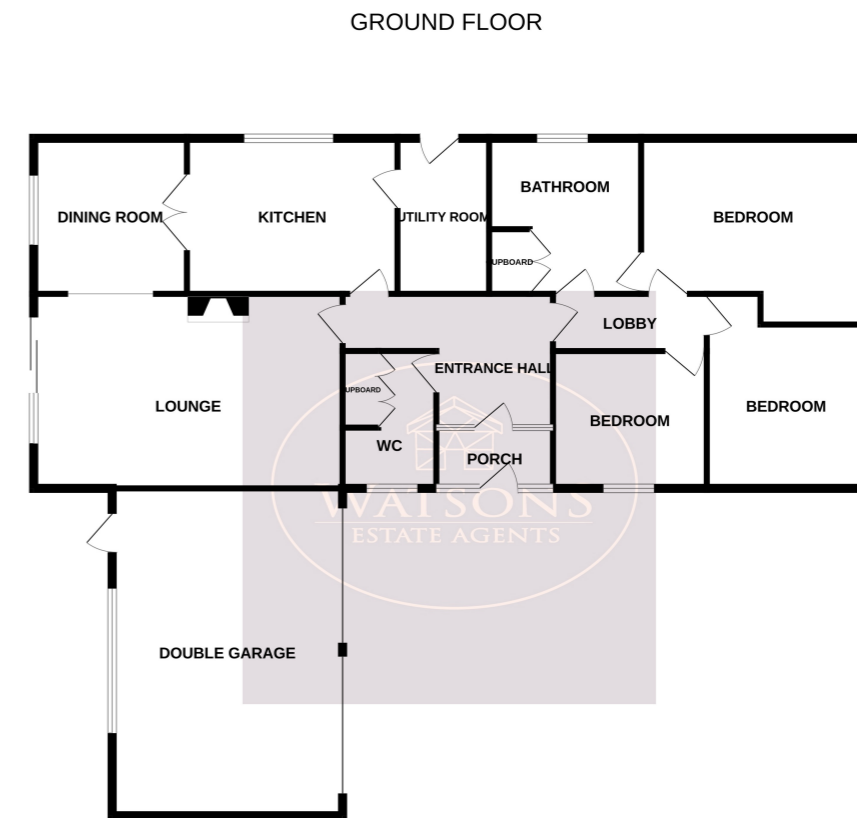
3.03m x 3.03m (9' 11" x 9' 11") UPVC double glazed window to the rear, radiator and French doors to the kitchen.

Kitchen

4.25m x 3.05m (13' 11" x 10' 0") A range of matching wall & base units, work surfaces incorporating an inset stainless steel sink. Integrated appliances to include: waist height double electric oven, gas hob with extractor over and fridge freezer. Radiator, uPVC double glazed window to the side and French doors to the dining room. Door to the utility room.

Utility Room

3.05m x 1.82m (10' 0" x 6' 0") A range of matching wall & base units, work surfaces incorporating an inset one & a half bowl sink & drainer unit. Plumbing for washing machine, wall mounted boiler, uPVC double glazed window to the side and door to the side.



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. Made with Metrepx 02/24

Inner Lobby

Doors to all bedrooms and bathroom.

Bedroom 1

4.45m x 3.05m (3.74m max) (14' 7" x 10' 0") UPVC double glazed window to the front, fitted furniture and door to the en suite bathroom.

En Suite Bathroom

4 piece suite in white comprising WC, vanity sink unit, bath and shower cubicle with mains fed shower over. Airing cupboard housing the hot water tank and radiator.

Bedroom 2

3.26m x 3.14m (10' 8" x 10' 4") UPVC double glazed window to the front, radiator.

Bedroom 3

3.17m (3.07m min) x 2.7m (10' 5" x 8' 10") UPVC double glazed window to the side and radiator.

Outside

To the front of the property is a turfed lawn, flower bed borders and a range of plants & shrubs. A tarmac driveway running alongside the property provides ample off road parking leading to the double garage with 1 up & over electric door and one up & over door and power. The South facing rear garden provides a good level of privacy and comprises a paved patio, turfed lawn, flower bed borders with a range of plants & shrubs and is enclosed by timber fencing to the perimeter with gated access to the side.