

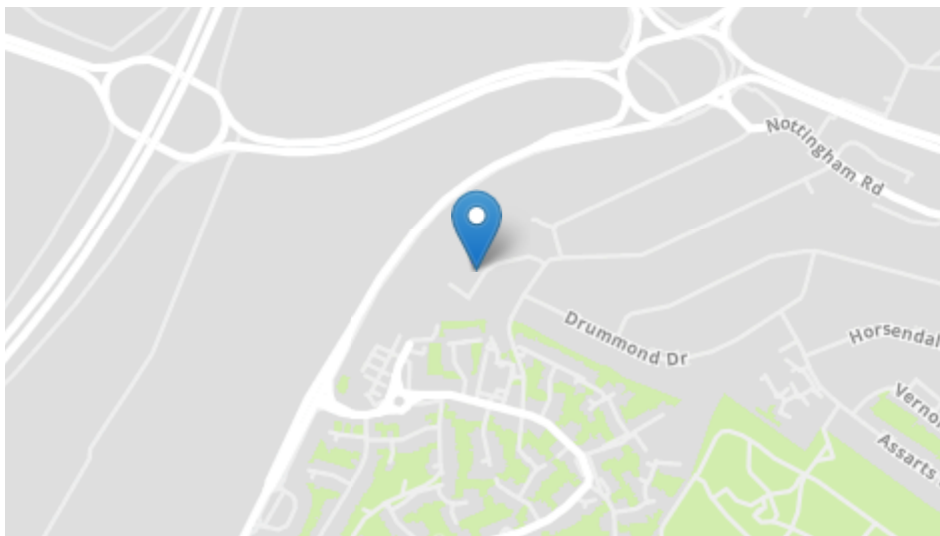
Temple Crescent, Nuthall, NG16 1BG

Offers in Region of £375,000

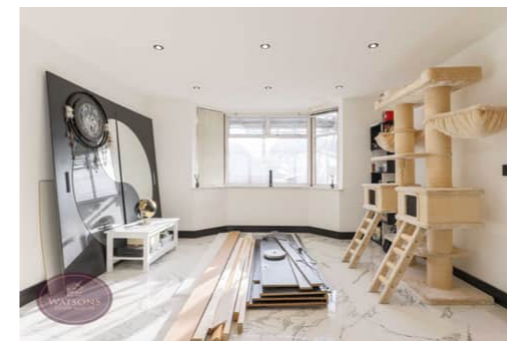


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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	74	85
England, Scotland & Wales	EU Directive 2002/91/EC	



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- Extended Detached House
- 4 Bedrooms
- 2 En Suites & 2 Bathrooms
- Open Plan Dining Kitchen & Family Room
- Utility Room
- Popular Residential Location
- Excellent Road & Public Transport Links Including Tram
- Fully Renovated Throughout
- Detached House

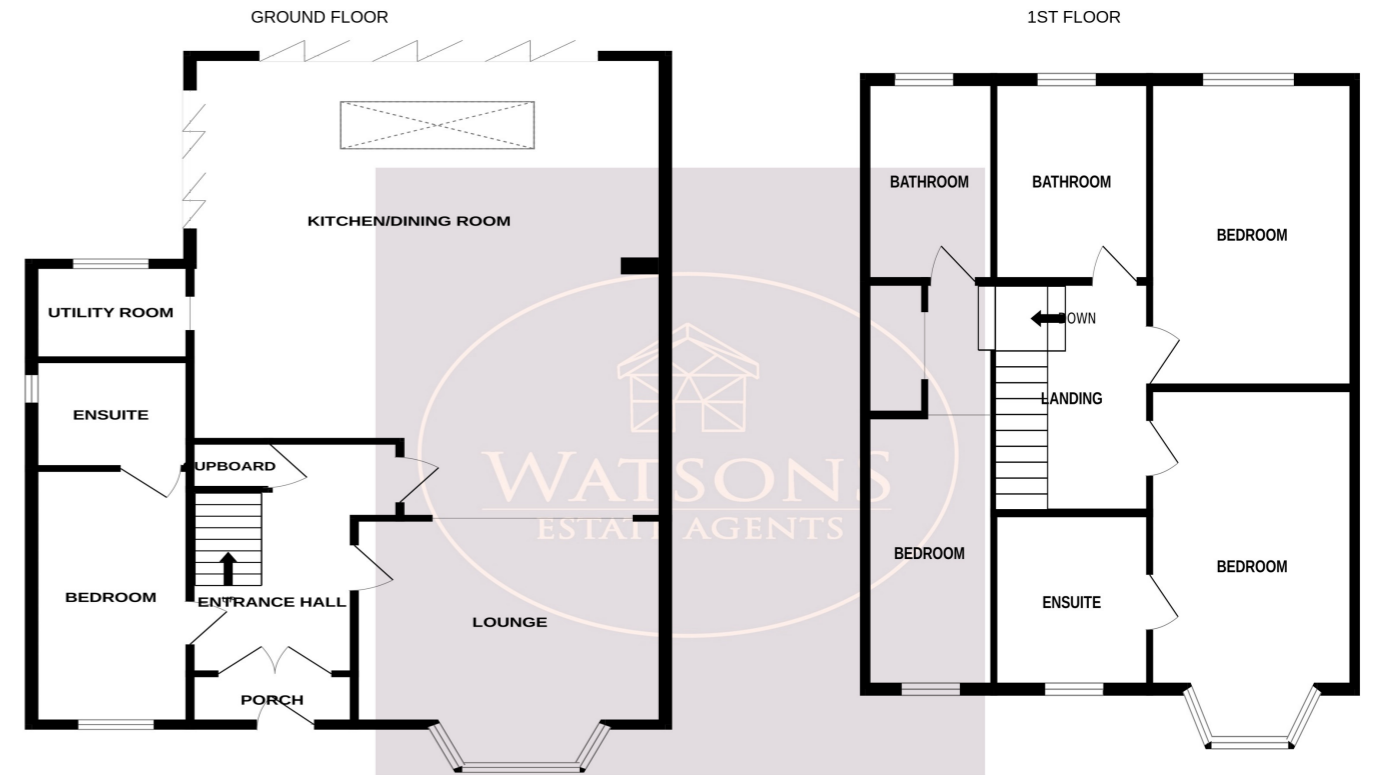
Our Seller says....

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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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 Metropix ©2023

***** UNIQUE OPPORTUNITY *** CASH BUYERS ONLY ***** An opportunity for a prospective CASH buyer, BUILDER OR DEVELOPER to complete the renovation of this detached family home in Nuthall. A significant amount of investment has already gone into extending, re configuring and partially renovating this home, and with additional investment, this has the potential to become an exceptional property. The ground floor comprises in brief; entrance porch, entrance hall, ground floor bedroom with en suite shower room, open plan lounge, dining kitchen and family room with bi folding doors leading to the rear garden. On the first floor, the landing gives access to three bedrooms and two bathrooms - both of which have been recently re fitted. The primary bedroom also features a recently re fitted en suite shower room. Outside, there is off road parking to the front and a large enclosed garden to the rear with a woodland, tree lined outlook. Temple Crescent is situated in the popular 'Horsendale' area of Nuthall, sought after for its schools and easy access to key roads and transport links including the A610 & Phoenix Park tram terminus. For more information, contact our team on 0115 9385577

Ground Floor

Porch

UPVC Entrance door to the front and double doors to the entrance hall.

Entrance Hall

Stairs to the first floor, ceiling spotlights, porcelain tiled flooring with underfloor heating, under stair storage cupboard. Doors to bedroom 4 and the lounge area.

Lounge Area

4.25m into the bay x 3.95m (13' 11" x 13' 0") Bay window to the front, porcelain tiled flooring with underfloor heating and open to the dining kitchen.

Dining Kitchen

6.37m x 4.18m (20' 11" x 13' 9") A range of matching high gloss wall, base units with complimentary work surfaces. Integrated appliances to include: electric oven, microwave & 5 ring gas hob with filter hood. Central island with base units and inset composite sink & drainer unit. Plumbing and wiring for an American style fridge freezer, ceiling spotlights, slatted panel effect splashback, and porcelain tiled flooring with under floor heating. Door to the utility room.

Family Room

6.23m x 3.61m (20' 5" x 11' 10") Sky lantern, bi folding doors leading to the side & rear. Ceiling spotlights and porcelain tiled flooring with under floor heating.

Utility Room

2.11m x 1.70m (6' 11" x 5' 7") Work surface, plumbing for washing machine & space for dryer. Wall mounted combination boiler, ceiling spotlights, aluminium double glazed window to the rear and porcelain tiled flooring with underfloor heating.

Bedroom 4

4.58m x 2.14m (15' 0" x 7' 0") Aluminium double glazed window to the front, ceiling spotlights and porcelain tiled flooring with underfloor heating. Door to the en suite.

En Suite

3 piece suite in white comprising WC, wall mounted sink & shower cubicle. Heated towel rail, ceiling spotlights, extractor fan, obscured aluminium double glazed window to the side and porcelain tiled flooring with under floor heating.

First Floor

Landing

Doors to bedrooms and both family bathrooms.

Bedroom 1

4.18m x 3.59m (13' 9" x 11' 9") Bay window to the front radiator, door to the en suite.

En Suite

3 piece suite in white comprising WC, wall mounted sink, combined spa bath & shower unit with led lighting, rainfall shower and body jets. Heated towel rail, ceiling spotlights and aluminium double glazed window to the front.

Bedroom 2

4.24m x 3.59m (13' 11" x 11' 9") Aluminium double glazed window to the rear, ceiling spotlights and radiator.

Bedroom 3

3.26m x 2.14m (10' 8" x 7' 0") Aluminium double glazed window to the front, ceiling spotlights and radiator.

Bathroom 1

2.81m x 2.67m (9' 3" x 8' 9") 4 piece suite in white with contemporary black hardware. WC, wall mounted sink, bath and shower cubicle. Heated towel rail, ceiling spotlights and obscured aluminium double glazed window to the rear.

Bathroom 2

3.01m x 2.12m (9' 11" x 6' 11") 3 piece suite in white with contemporary black hardware. WC, bath and wall mounted sink with LED mirror. Heated towel rail, ceiling spotlights and obscured aluminium double glazed window to the rear.

Outside

To the front of the property, a driveway provides off road parking. The large, private rear garden comprises a paved patio area with steps down to the turfed lawn. The garden is enclosed by hedging and timber fencing and has a beautiful woodland outlook to the rear.