

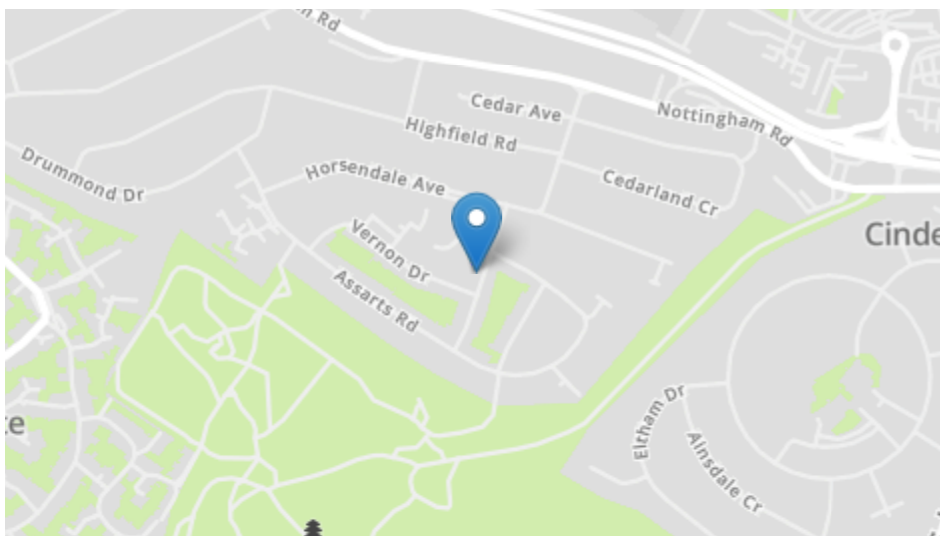
Carterswood Drive, Nuthall, Nottingham, NG16 1AS

Offers Over £220,000

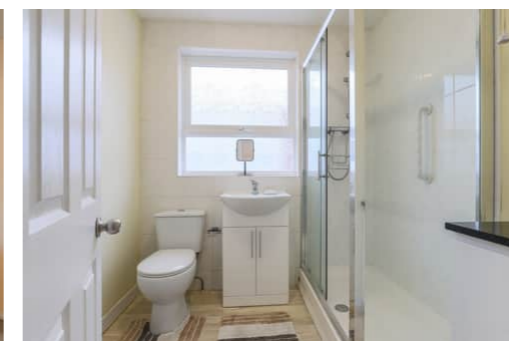


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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		<b>86</b>
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>57</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	



Our Seller says....

- Detached Bungalow
- 2 DOUBLE Bedrooms
- Generous Lounge
- Fitted Kitchen
- Conservatory
- Driveway & Garage
- Excellent Road & Public Transport Links Including Tram
- No Upward Chain

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 - 27492566

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





\*\*\* LIFE ON ONE LEVEL \*\*\* Location is always important when choosing your forever home and this 2 bedroom detached bungalow in Nuthall definitely ticks that box. It comes with NO UPWARD CHAIN and has an excellent modern kitchen. The accommodation may benefit from some minor cosmetic work, but is very live-able and comprises in brief: entrance hall to lounge, well proportioned modern fitted kitchen, inner hall to the 2 DOUBLE bedrooms with access to the conservatory via bedroom 2. Outside, the lawned rear offers a high level of privacy and a driveway with lean-to alongside the property provides off street parking. There is a regular bus service, tram park & ride within walking distance, whilst there is easy access to the M1 motorway. If you are down-sizing or looking for your forever home, this simply MUST be on your list! Call our sales team now to arrange a viewing.

### Entrance Hall

UPVC double glazed entrance door to the front, built in storage cupboard housing the combination boiler and plumbing for washing machine, fitted shoe cupboards, doors to the lounge and kitchen.

### Lounge

5.81m x 3.43m (19' 1" x 11' 3") UPVC double glazed window to the front, flame effect electric fire and 2 radiators.

### Kitchen

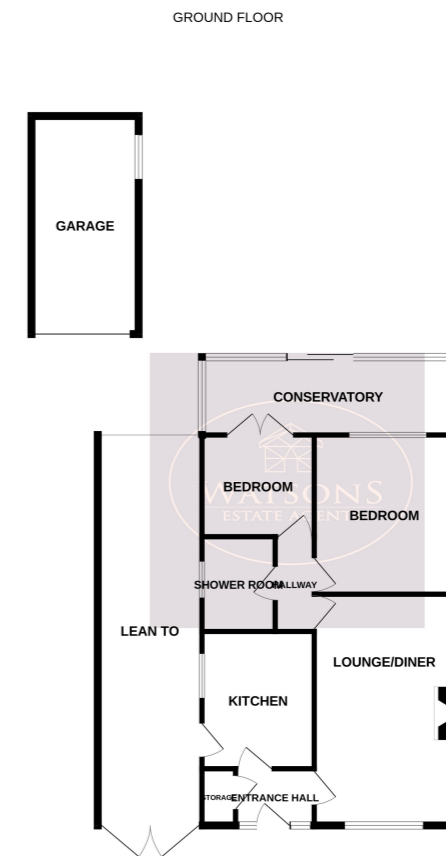
3.05m x 2.91m (10' 0" x 9' 7") A range of matching high gloss wall & base units, work surfaces incorporating an inset stainless steel sink & drainer unit. Integrated appliances to include: electric oven & induction hob with extractor over and fridge with freezer compartment. UPVC double glazed window to the side, radiator and door to the carport

### Inner Hall

Access to the attic (partly boarded with drop down ladder and power). Doors to the lounge, both bedrooms and shower room.

### Conservatory

5.76m x 1.77m (18' 11" x 5' 10") Full height uPVC double glazed, poly carbonate roof, tiled flooring and sliding patio doors to the rear garden.



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 12/2014

### Bedroom 1

4.06m x 3.39m (13' 4" x 11' 1") UPVC double glazed window to the rear, fitted wardrobe with sliding doors and radiator.

### Bedroom 2

3.03m x 3.01m (9' 11" x 9' 11") Radiator and French doors to the conservatory.

### Shower Room

3 piece suite comprising WC, vanity sink unit and shower cubicle with mains fed shower over. Chrome heated towel rail, obscured uPVC double glazed window to the side and extractor fan.

### Outside

To the front of the property are gravel beds. A block paved driveway provides ample off road parking. Double wooden doors lead to the carport providing further off road parking. The rear garden offers a good level of privacy and comprises a turfed lawn with flower bed borders and a range of plants & shrubs and a brick built garage with up and over door. The garden is enclosed by timber fencing to the perimeter.