

The Staunton, Low Wood Road, Nuthall, NG6 7AB

£349,995



## HEMPHILL CROFT

### PHASE ONE

#### Site Plan

##### 3-Bedroom Homes

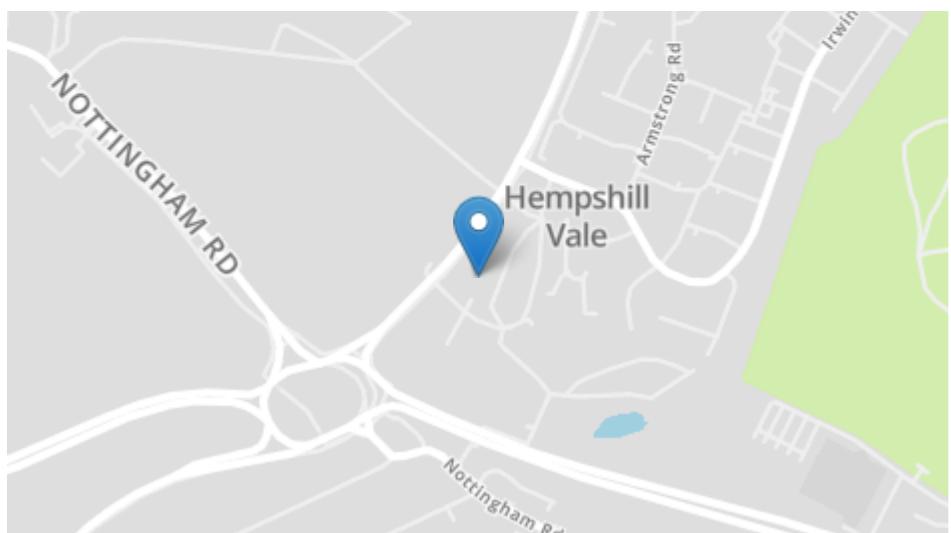
- Worthington - 873 sqft
- Tissington - 980 sqft
- Milton - 1036 sqft
- Repton - 1070 sqft
- Staunton - 1099 sqft
- Quorn - 1148 sqft

##### 4-Bedroom Homes

- Bosworth - 1066 sqft
- Melbourne - 1066 sqft
- Bradgate - 1228 sqft
- Rempstone - 1365 sqft
- Appleby - 1402 sqft

##### Sub Station

##### EV Charger



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Our Seller says....

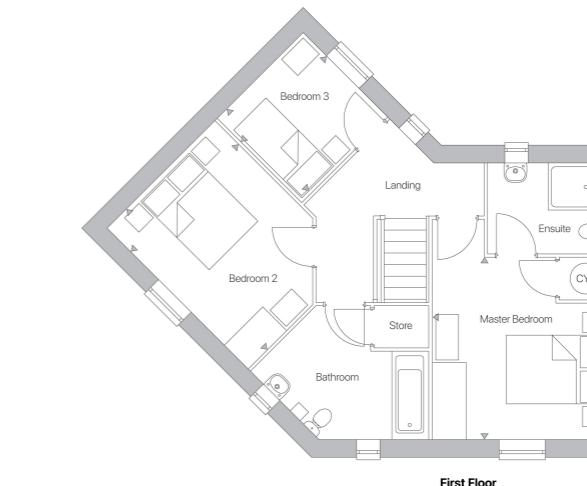
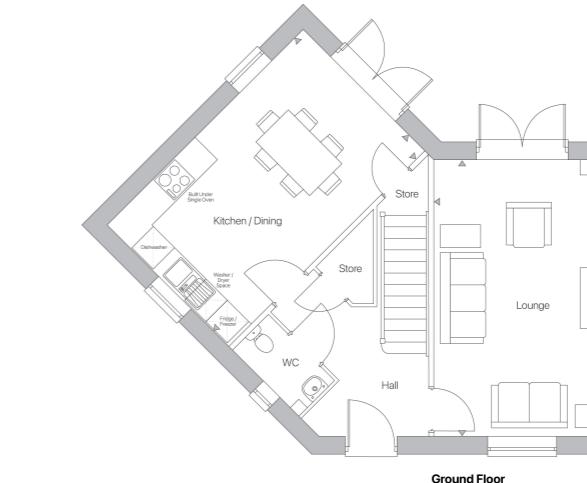
- The Staunton
- 1065 SQ FT
- Brand New Detached House
- 3 Bedrooms
- Open Plan Dining Kitchen
- Lounge
- Downstairs WC
- En Suite & Family Bathroom
- Driveway
- 10 Year Warranty

40 Main Street, Kimberley, NG16 2LY

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This unique home offers spacious family living with an unusual, curved aspect. Downstairs, the hallway leads to a separate full-length lounge with double doors leading out onto the rear garden. You'll also find a spacious full-length open-plan kitchen and dining space, with double doors which also lead to the garden and storage area. A separate handy storage cupboard and WC complete the ground floor accommodation. On the first floor, the master bedroom has its own ensuite, while the further two bedrooms share a well-appointed family bathroom.

## Ground Floor

### Entrance Hall

Entrance door to the front, stairs to the first floor and doors to the WC, lounge and dining kitchen. Door to the storage cupboard.

### WC

WC, pedestal sink unit and obscured uPVC double glazed window to the side.

### Lounge

5.42m x 3.36m (17' 9" x 11' 0") UPVC double glazed window to the front and French doors to the rear garden. Radiator.

### Dining Kitchen

5.42m x 3.35m (17' 9" x 11' 0") A range of matching wall & base units, work surfaces incorporating an inset sink & drainer unit. Integrated appliances. UPVC double glazed window to the front and French doors to the rear garden.

### First Floor

### Landing

Doors to all bedrooms and bathroom. Doors to the storage cupboard. Access to the attic.

### Primary Bedroom

3.56m x 3.39m (11' 8" x 11' 1") UPVC double glazed window to the front and radiator. Door to the en suite.

### En Suite

3 piece suite in white comprising WC, pedestal sink unit and shower cubicle. Extractor fan, heated towel rail and obscured uPVC double glazed window to the rear.

### Bedroom 2

3.89m x 2.96m (12' 9" x 9' 9") UPVC double glazed window to the front and radiator.

### Bedroom 3

2.35m x 2.31m (7' 9" x 7' 7") 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. Extractor fan. Obscured uPVC double glazed window to the front.