

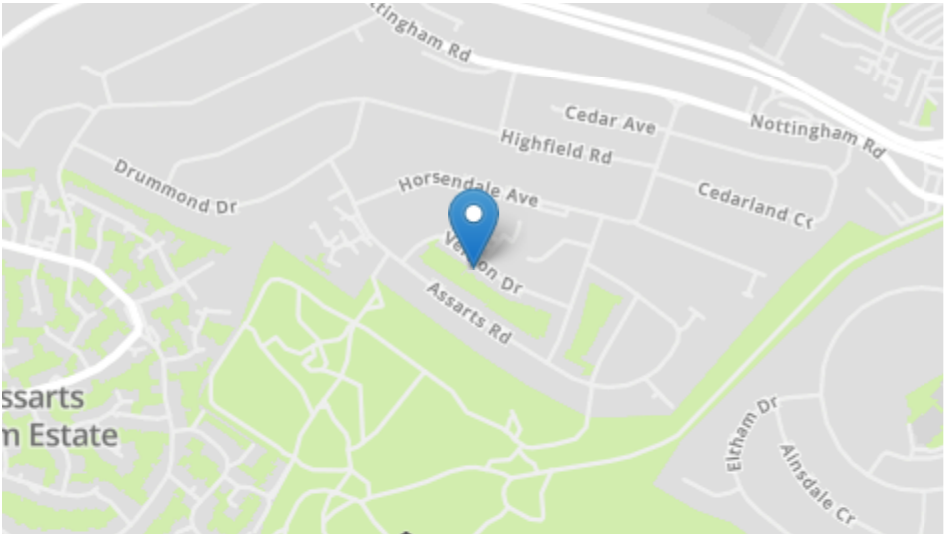
Vernon Drive, Nuthall, NG16 1AR

Guide Price £260,000



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		88
(81-91) B		
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



- Detached Bungalow
- 2 Bedrooms
- Generous Lounge
- Conservatory
- South West Facing Garden
- Corner Plot
- Excellent Road & Public Transport Links Including Tram
- No Upward Chain

Our Seller says....

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 - 28959550

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 THE COMPROMISE***** A superb, generously proportioned two bedroom detached bungalow, on the popular 'Horsendale' estate in Nuthall. Sitting on a corner plot, and benefiting from a spacious lounge/diner, conservatory, driveway, garage, and south-west facing rear garden. Briefly comprising; entrance hallway, kitchen, shower room, lounge/diner, two bedrooms, conservatory. Outside, wrap around gardens, including a south-west facing rear, driveway and garage. Located on the 'Horsendale' estate in Nuthall, nearby amenities include a range of shops, sought after schools, and pubs, along with excellent road access via the nearby A610 and M1 at J26. The town of Kimberley is a short drive away for further shops, and a supermarket. Contact Watsons to arrange a viewing.

Entrance Hall

UPVC double glazed entrance door to the front, radiator and doors to the kitchen and lounge.

Lounge

5.45m x 3.75m (17' 11" x 12' 4") UPVC double glazed window to the side, radiator. French doors to the conservatory. Door to the inner lobby.

Conservatory

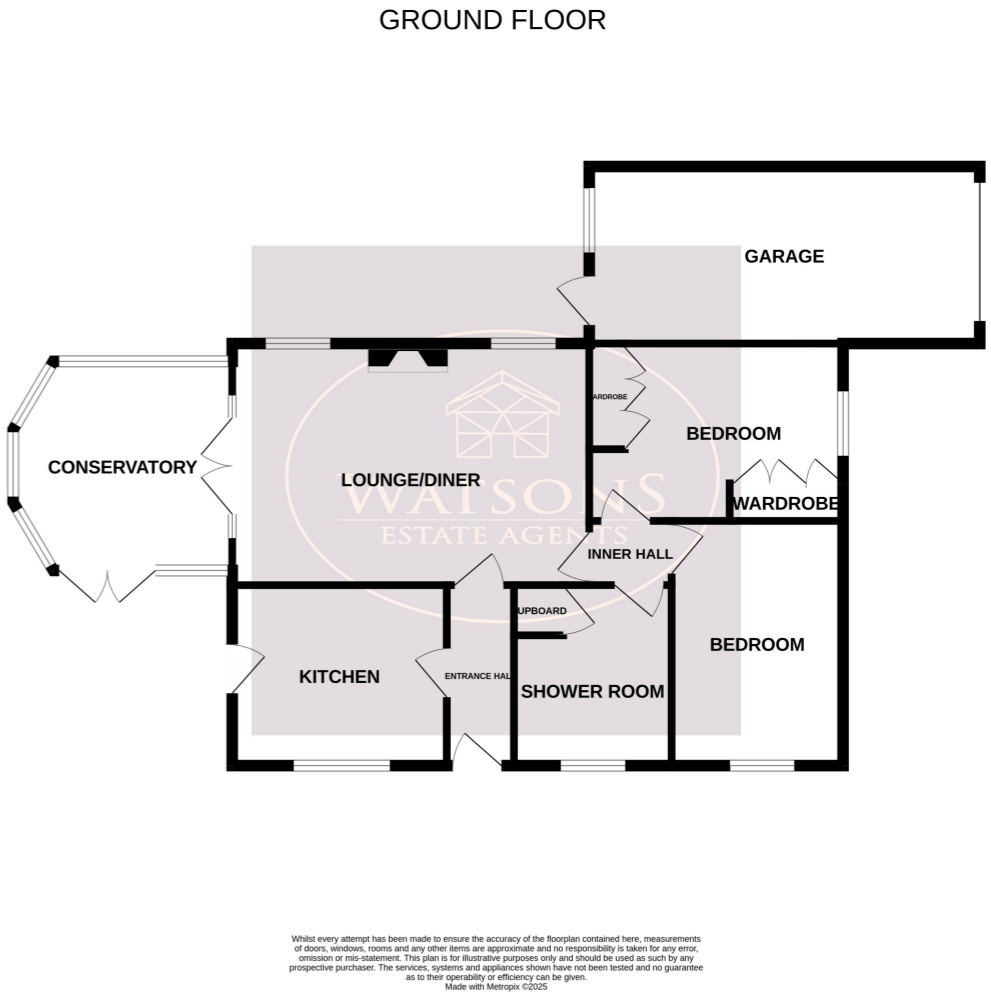
3.4m x 3.14m (11' 2" x 10' 4") Brick & uPVC double glazed construction, tiled flooring, and French doors to the rear garden.

Dining Kitchen

3.41m x 2.74m (11' 2" x 9' 0") A range of matching wall & base units, work surfaces incorporating an inset sink & drainer unit. Space for cooker, plumbing for washing machine, radiator, uPVC double glazed window to the front and door to the rear garden.

Inner Lobby

Doors to both bedrooms and shower room.



Bedroom 1

3.89m x 2.89m (12' 9" x 9' 6") UPVC double glazed window to the front, fitted wardrobes and radiator.

Bedroom 2

3.87m x 2.65m (12' 8" x 8' 8") UPVC double glazed window to the front and radiator.

Shower Room

3 piece suite in white comprising WC, vanity sink unit and shower cubicle. Obscured uPVC double glazed window to the side and radiator.

Outside

To the front & side of the property is a turfed lawn, flower bed borders with a range of plants & shrubs, decorative gravel beds & patio and is enclosed by hedge to the perimeter. To the side of the property, a concrete driveway provides off road parking leading to the garage measuring 6.06m x 2.72m with up & over door and power. The South West facing rear garden comprises a paved patio seating area, turfed lawn and is enclosed by hedge, wall & timber fencing to the perimeter with gated access to the side.