

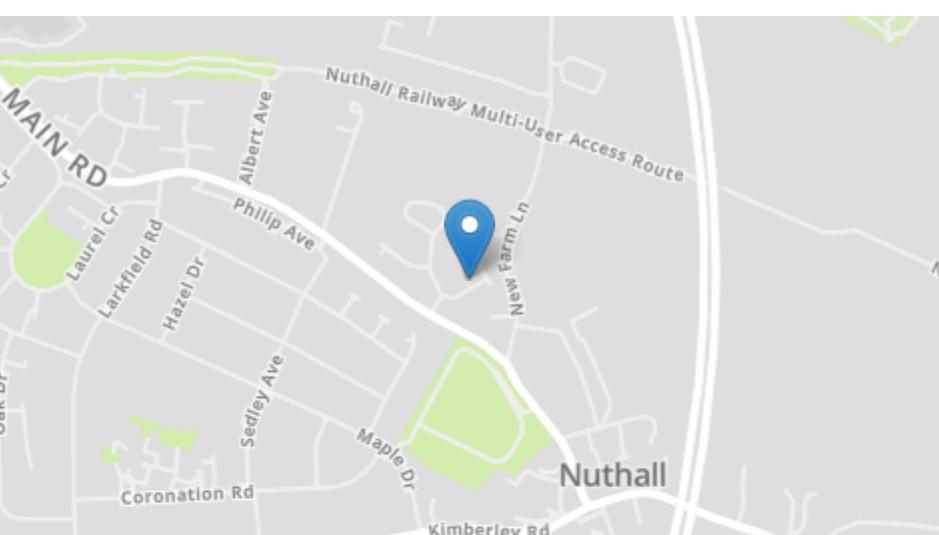
Boden Drive, Nuthall, NG16 1BZ

Guide Price £400,000



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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 - 29893452

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

- Detached Family Home
- 4 Bedrooms
- 2 Reception Rooms
- Downstairs WC & Utility Room
- Off Road Parking & Garage
- South East Facing Rear Garden
- Favoured School Catchment
- Popular Cul De Sac Location

Our Seller says....





*** GUIDE PRICE £400,000 - £425,000 *** FEEL ALIVE ON BODEN DRIVE *** A fabulous four bedroom detached family home located on this popular cul-de-sac in Nuthall. Features include two reception rooms, a downstairs WC, driveway, garage, and a private south-east facing rear garden. Briefly comprising; entrance hallway, downstairs WC, lounge, garden room, kitchen, lean to. To the first floor, four bedrooms and family bathroom. Outside, driveway and garage to the front, and a private south-east facing garden to the rear to enjoy the long summer evenings. Located on the border of Nuthall and Watnall, nearby is the town of Kimberley for all day to day amenities, favoured schools, local walks, and excellent commuter and road links. Contact Watsons to arrange a viewing.

GROUND FLOOR

1ST FLOOR



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.
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Ground Floor

Entrance Hall

UPVC double glazed door to the front, stairs to the first floor, 2 storage cupboards and under stairs storage cupboard. Radiator, wood effect laminate flooring and doors to the kitchen, lounge & WC.

WC

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

Lounge

6.37m x 4.67m (20' 11" x 15' 4") UPVC double glazed window to the front, radiator, wood effect laminate flooring and door to the garden room.

Garden Room

4.65m x 2.19m (15' 3" x 7' 2") UPVC double glazed sliding patio doors to the rear garden.

Kitchen

5.06m x 3.46m (16' 7" x 11' 4") A range of matching wall & base units, worksurfaces incorporating an inset sink & drainer unit. Space for Range style cooker with extractor over, integrated dishwasher, tiled flooring, plumbing for washing machine & tumble dryer. Plumbing and wiring for an American style fridge freezer, radiator, uPVC double glazed windows to the rear & side and door to the lean to.

Lean To

Doors to the front and rear.

First Floor

Landing

Airing cupboard, access to the attic (partly boarded) and doors to all bedrooms and bathroom.

Bedroom 1

4.14m x 3.73m (13' 7" x 12' 3") UPVC double glazed window to the front, wood effect laminate flooring, fitted wardrobes and radiator.

Bedroom 2

3.52m x 2.69m (11' 7" x 8' 10") UPVC double glazed window to the front and radiator.

Bedroom 3

2.8m x 2.59m (9' 2" x 8' 6") UPVC double glazed window to the rear and radiator.

Bedroom 4

3.25m x 1.6m (10' 8" x 5' 3") UPVC double glazed window to the rear, wood effect laminate flooring and radiator.

Bathroom

3 piece suite in white comprising WC, vanity sink unit and bath with shower over. Obscured uPVC double glazed window to the rear, chrome heated towel rail and ceiling spotlights.

Outside

To the front of the property is a turfed lawn. A tarmacadam driveway provides ample off road parking leading to the single garage with up & over door, power and housing the wall mounted combination boiler. Other features include an e car charging point. The South East facing rear garden comprises a paved patio, timber decking seating area, artificial lawn, flower bed borders with a range of plants & shrubs and timber built shed. The garden is enclosed by timber fencing to the perimeter leading to the door to the lean to.

Agents Note

The seller has provided us with the following information: the boiler is located in the garage and is 5 years old.