

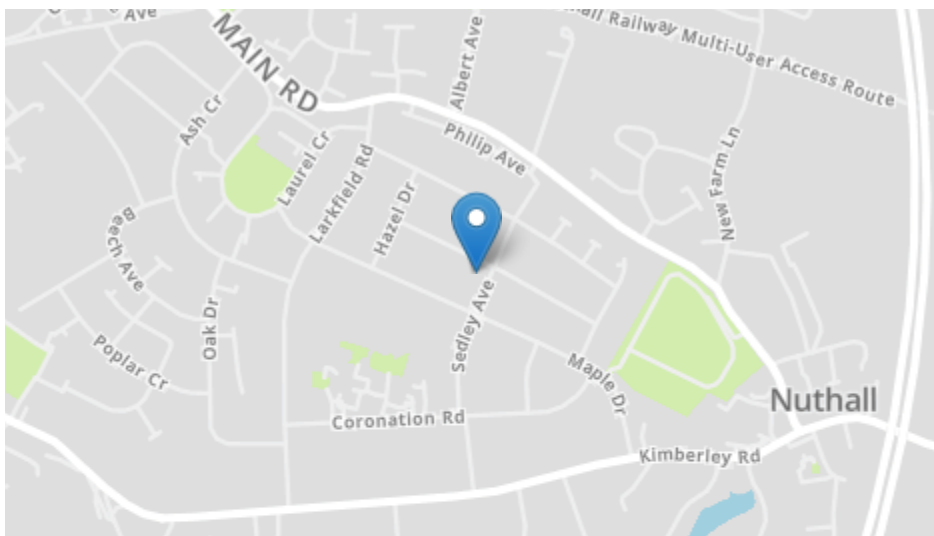
Sedley Avenue, Nuthall, NG16 1EE

Guide Price £270,000



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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 - 29198655



- Extended Semi Detached Family Home
- 3 Bedrooms
- 2 Reception Rooms
- Downstairs WC & Utility Room
- Off Road Parking & Garage
- South West Facing Rear Garden
- Corner Plot
- Excellent Road & Public Transport Links

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.



40 Main Street, Kimberley, NG16 2LY
www.watsons-residential.co.uk

0115 938 5577
8am-8pm - 7days



*** GUIDE PRICE £270,000 - £280,000 *** *** OFF THE BEATEN TRACK *** A much improved and extended three bedroom semi-detached home on the Larkfields estate in Nuthall, set back in a private position off the main road. Features include two reception rooms, a downstairs WC, utility, detached garage, and a south-west facing rear garden. Briefly comprising; entrance hallway, lounge, dining room, kitchen, downstairs WC, utility. To the first floor, three bedrooms and bathroom. Outside, to the front is a driveway and detached garage, and to the rear is a south-west facing garden. The larkfields estate offers excellent transport links with the A610 and M1 a short drive away, along with a range of amenities serviced by the nearby town of Kimberley, along with favoured schools. Contact Watsons to arrange a viewing.

Ground Floor

Entrance Hall

Entrance door to the front, uPVC double glazed window to the side, radiator, stairs to the first floor and door to the lounge.

Lounge

4.68m x 3.85m (15' 4" x 12' 8") UPVC double glazed bay window to the front, radiator, feature fire place with inset space for fire, wood effect laminate flooring and door to the kitchen.

Kitchen

4.69m x 3.11m (15' 5" x 10' 2") A range of matching wall & base units, work surfaces incorporating a sink & drainer unit. Space for Range style cooker with extractor over. Integrated dishwasher. Radiator, uPVC double glazed window to the rear, open to the storage cupboard, doors to the utility room, cupboard and open to the dining room.

Dining Room

3.47m x 2.7m (11' 5" x 8' 10") UPVC double glazed windows to the rear, side and front. Wood effect laminate flooring, radiator and door to the front.

Utility Room

A range of matching wall & base units, work surfaces incorporating an inset sink & drainer unit. Plumbing and wiring for an American style style fridge freezer, plumbing for washing machine, door to the rear garden and door to the WC.

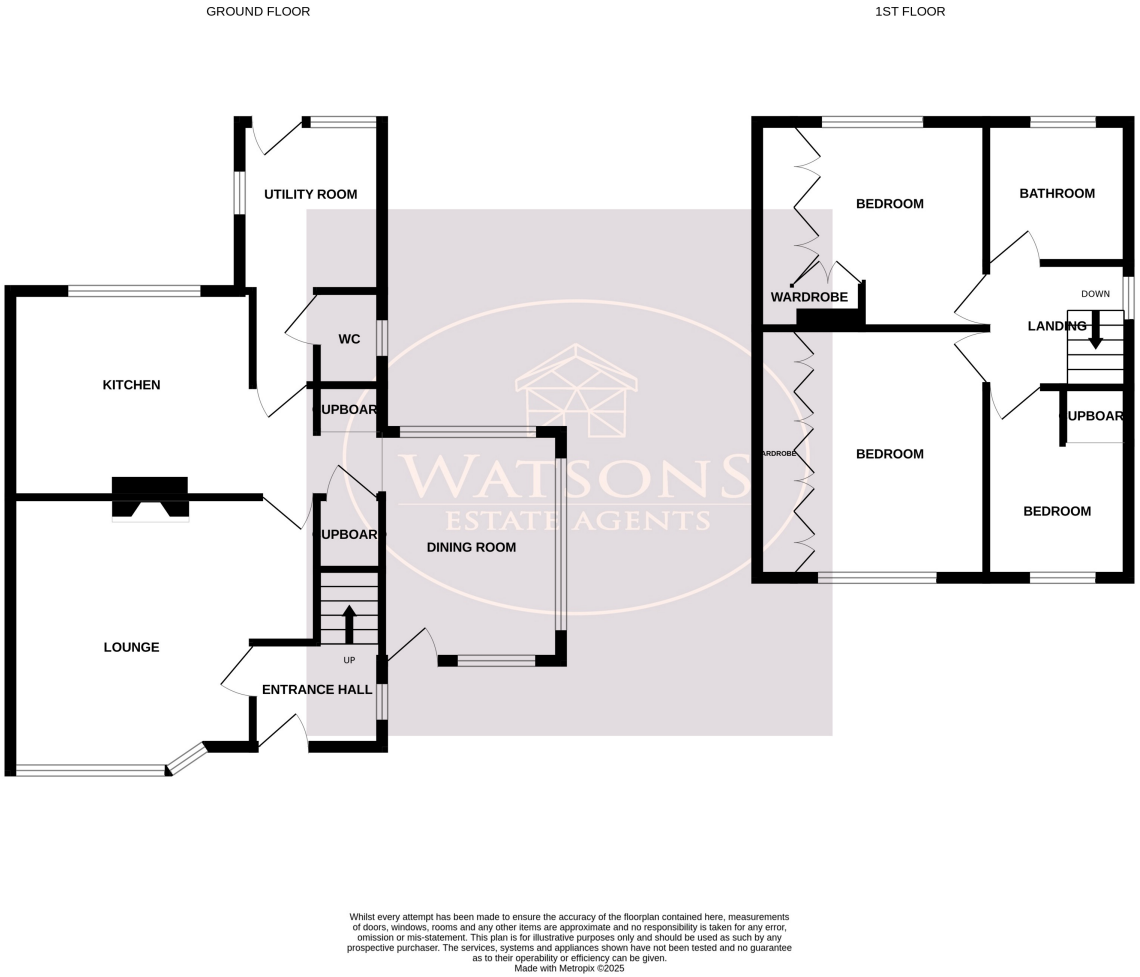
WC

UPVC obscured double glazed window to the side. WC, vanity sink unit. Tiled flooring and radiator.

First Floor

Landing

UPVC double glazed window to the side, access to the attic (partly boarded) and doors to all bedrooms and bathroom.



Bedroom 1

3.83m x 2.87m (12' 7" x 9' 5") UPVC double glazed window to the rear, a range of fitted furniture, radiator and wood effect laminate flooring.

Bedroom 2

3.12m x 2.8m (10' 3" x 9' 2") UPVC double glazed window to the front, fitted wardrobes, radiator and wood effect laminate flooring.

Bedroom 3

3.1m x 2.35m (10' 2" x 7' 9") UPVC double glaze windows to the rear, storage cupboard 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 front, ceiling spotlights and radiator.

Outside

The property is accessed from a generous tarmacadam driveway providing ample off road parking leading to the single detached garage with up & over door and power. Other features include flower bed borders with a range of plants, trees & shrubs and is enclosed by timber fencing to the perimeter and secured by double wooden gates. To the side of the property is a paved patio. The South West facing rear garden comprises a paved patio, flower bed borders with a range of plants & shrubs, gravel beds, decorative stone feature, timber decking seating area and is enclosed by timber fencing to the perimeter.