

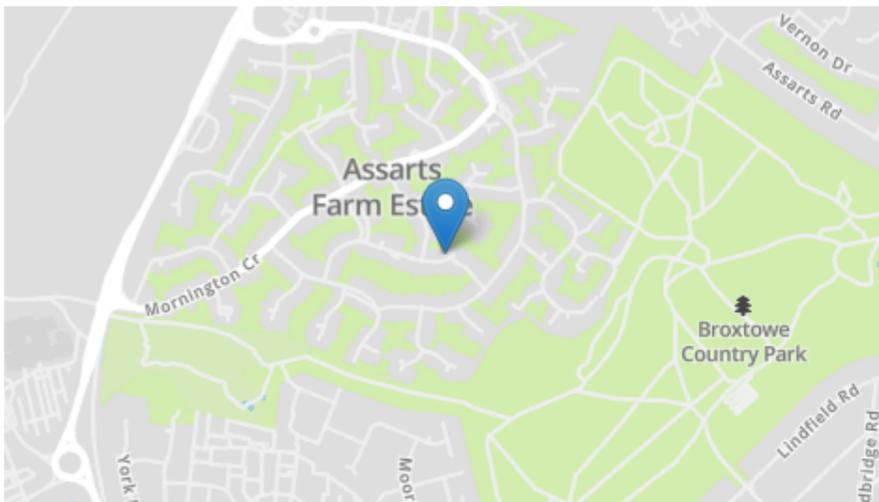
Highbury Close, Nuthall, NG16 1QU

Offers Over £475,000



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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 - 30044393



Our Seller says....

- Extended Detached Family Home
- 4 Bedrooms
- 2 Reception Rooms Plus Family Room
- Downstairs WC
- En Suite & Family Bathroom
- Off Road Parking
- Cul De Sac Location
- Favoured School Catchment
- Ease of Access to A610 & M1

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.



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\*\*\* LIVE THE HIGH LIFE ON HIGHBURY! \*\*\* This beautiful EXTENDED 4 bedroom detached home, perfectly positioned on a cul-de-sac in the Mornington area of Nuthall is PRICED TO SELL! The entrance hallway leads to a downstairs WC, lounge and study, but the real highlight is the jaw-dropping open plan kitchen/dining family space across the rear which has been created from a recent extension. Bi-fold doors lead out to the rear garden and the natural light just floods in from the light wells, whilst the kitchen itself is a particularly high specification, including quartz work surfaces, integrated NEFF appliances and Quooker Hot Water Tap. Upstairs, the landing leads to the 4 good size bedrooms (en suite to primary) and a superb family bathroom. Outside, the rear garden has been adapted to be low maintenance and had a fitted bar for summer entertainment, whilst the driveway to the front provides a good amount of off street parking. Families will appreciate the favourable school catchments and there is excellent transport links with nearby bus, tram & M1 motorway, whilst Nottingham City Centre is within a half hour commute. We do expect this to be popular, so call us now on 01159385577 (option 1) to arrange a viewing before it's too late.

#### Ground Floor

##### Storm Porch

Composite door to the entrance hall.

##### Entrance Hall

Radiator, stairs to the first floor, under stairs storage, tiled flooring, doors to the lounge, kitchen, study and WC. Open to the kitchen/family room.

##### WC

WC, wall mounted sink, radiator and obscured uPVC double glazed window to the side.

##### Lounge

5.1m into the bay x 3.51m (16' 9" x 11' 6") UPVC double glazed window to the side, uPVC double glazed bay window to the front, feature electric fire, radiator.

##### Study

3.87m x 2.54m (12' 8" x 8' 4") UPVC double glazed window to the front, ceiling spotlights, radiator, utility cupboard housing the Worcester Bosch combination boiler and plumbing for washing machine.

##### Breakfast Kitchen

5.97m x 2.6m (19' 7" x 8' 6") Sheraton kitchen comprising a range of matching wall & base units, quartz worksurfaces. Central island offering further storage space with inset sink & drainer unit with Quooker boiling water tap and integrated dishwasher. Integrated NEFF appliances to include: waist height double electric oven, induction hob with extractor over, microwave, wine cooler, fridge & freezer. Tiled flooring, ceiling spotlights, vertical radiator and open to the family area.

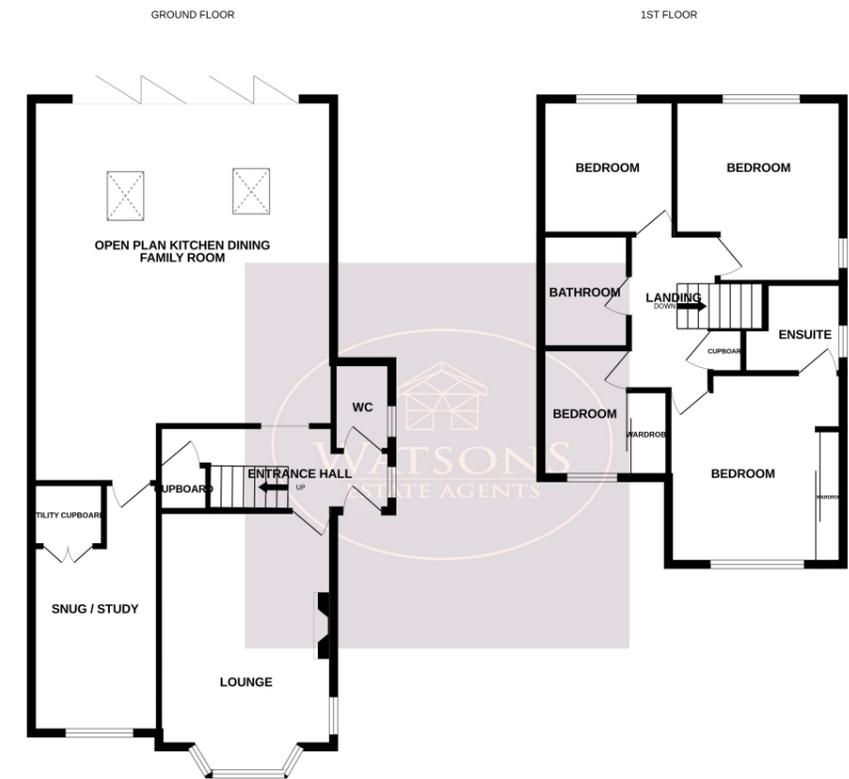
##### Family Area

6.09m x 3.6m (20' 0" x 11' 10") Tiled flooring, 2 velux windows and bi folding doors to the rear garden.

##### First Floor

##### Landing

Built in storage cupboard and doors to all bedrooms and bathroom.



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. The 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 Metropex 02/20

##### Primary Bedroom

3.83m x 3.53m (12' 7" x 11' 7") UPVC double glazed window to the front, fitted sliding door wardrobes and radiator. Door to the en suite.

##### En Suite

3 piece suite in white comprising WC, vanity sink unit and shower cubicle with dual rainfall effect shower over. Obscured uPVC double glazed window to the side and heated towel rail.

##### Bedroom 2

3.87m x 3.34m (12' 8" x 10' 11") UPVC double glazed windows to the side & rear, radiator and access to the attic (partly boarded with dropdown ladder).

##### Bedroom 3

2.91m x 2.5m (9' 7" x 8' 2") UPVC double glazed window to the rear and radiator.

##### Bedroom 4

2.61m x 2.52m (8' 7" x 8' 3") UPVC double glazed window to the front, fitted sliding door wardrobes and radiator.

##### Family Bathroom

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

##### Outside

To the front of the property, a block paved driveway provides ample off road parking. The low maintenance rear garden comprises a timber decking seating area, timber constructed bar, artificial lawn, external power point and is enclosed by timber fencing to the perimeter with gated access to the side.

##### Agents Note

The seller has provided us with the following information: the Worcester Bosch combination boiler is located in the utility cupboard in the study and is a round