

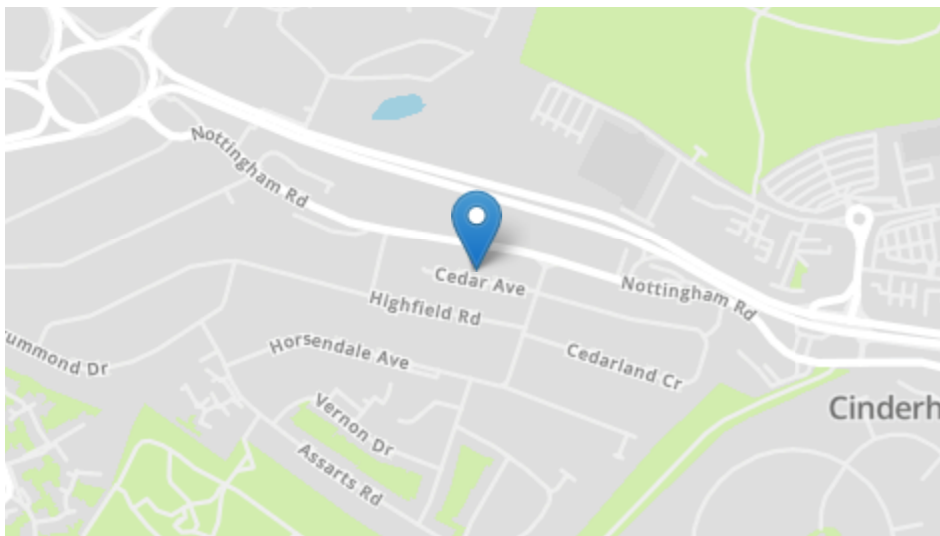
Cedar Avenue, Nuthall, NG16 1AF

£325,000

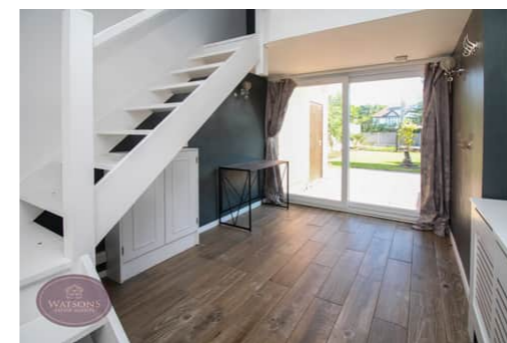


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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>			
		56	78
		EU Directive 2002/91/EC	



- Detached Family Home
- 3 Bedrooms
- 2 Reception Rooms
- Driveway, Car Port & Garage
- Popular Residential Location
- Excellent Road & Public Transport Links Including Tram
- Ease of Access To A610 & M1
- 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 - 26105088

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



\*\*\* BLANK CANVAS \*\*\* Coming to the market with NO UPWARD CHAIN, this detached family home in Nuthall boasts a beautiful rear garden and is just waiting for the new owner to make it their own. Sitting on a quiet Avenue amongst similar properties, the location still benefits from excellent transport links including Pheonix Park Tram terminus, regular bus services from Nottingham Road, and easy access to the A610 & M1 motorway. Families will also appreciate the favoured school catchments. In brief, the accommodation comprises: spacious lounge, dining room, kitchen and a sun room to the front elevation. On the first floor, the landing leads to the 3 bedrooms - 2 of which are double - and the family bathroom which is fitted with a three piece suite. Outside, the well maintained rear garden is a good size, offers a high level of privacy and the potential to extend (Subject to planning) A driveway, car port and garage provide ample off street parking. Call our sales team to arrange a viewing.

## Ground Floor

### Lounge

7.2m x 3.41m (23' 7" x 11' 2") Brick built fire place, 2 radiators, sliding patio doors leading to the rear garden and sliding patio doors to the sun room.

### Dining Room

3.97m x 2.75m (13' 0" x 9' 0") Sliding patio doors to the rear garden, tiled flooring, stairs to the first floor and radiator.

### Sun Room

5.31m x 1.7m (17' 5" x 5' 7") Brick & uPVC double glazed construction, radiator.

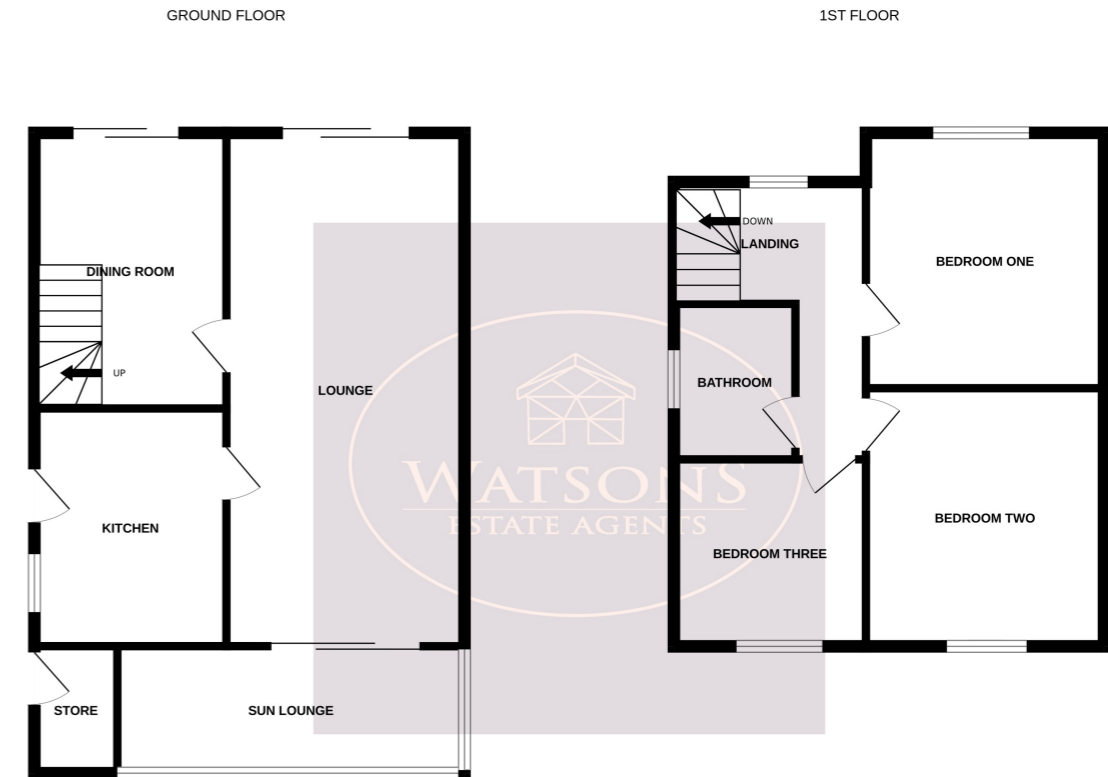
### Kitchen

3.17m x 2.76m (10' 5" x 9' 1") Composite entrance door to the side. A range of matching wall & base units, work surfaces incorporating a one & a half bowl stainless steel sink & drainer unit. Integrated waist height double oven & hob with extractor over. Plumbing for washing machine & dishwasher, tiled flooring, radiator, UPVC double glazed windows to the front & side. Door to the lounge and arch through to the dining room.

## First Floor

### Landing

UPVC double glazed window to the rear, access to the attic 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. 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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### Bedroom 1

3.43m x 2.8m to the front of the wardrobes (11' 3" x 9' 2") UPVC double glazed window to the front, fitted wardrobes and radiator.

### Bedroom 2

3.8m x 3.43m (12' 6" x 11' 3") UPVC double glazed window to the rear and radiator.

### Bedroom 3

2.77m x 2.15m (9' 1" x 7' 1") UPVC double glazed window to the front and radiator.

### Bathroom

3 piece suite in white comprising WC, pedestal sink unit and P shaped bath with dual rainfall effect shower over. Obscured uPVC double glazed windows to the side, radiator, ceiling spotlights and extractor fan.

### Outside

To the front of the property a paved patio and concrete driveway provides ample off road parking and leads to the carport and garage, measuring 8.25m x 2.56m with up & over door and power. An integrated storage cupboard houses the combination boiler. The generous & well maintained rear garden offers a good level of privacy and comprises of a paved patio, turfed lawn, established flower bed borders with a range of plants & shrubs. Other features include a raised concrete patio, uncovered pergola and external tap. The garden is enclosed by timber fencing to the perimeter.