

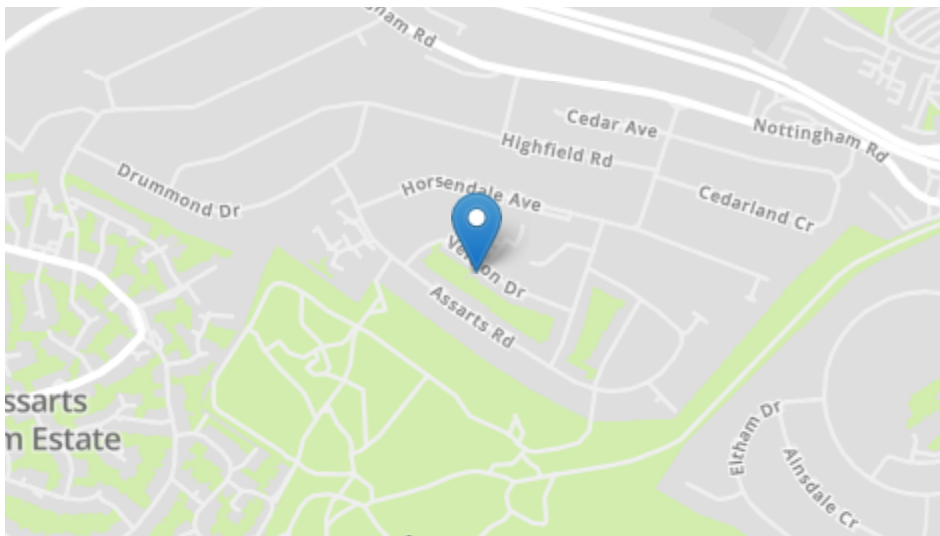
Vernon Drive, Nuthall, NG16 1AR

Offers Over £350,000



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Our Seller says....

- Extended Detached Bungalow
- Planning Approved for 2 Further Bedrooms & Bathroom
- Newly Fitted Modern Dining Kitchen
- Open Plan Lounge Diner
- Off Road Parking
- Low Maintenance Rear Garden With Summerhouse
- Ease Of Access To A610 & M1
- Fully Renovated Throughout

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 - 27613812

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



*****MAKE THIS YOUR FOREVER HOME***** A stylish detached bungalow with a **STUNNING** rear kitchen extension and planning permission to create a further **TWO** bedrooms and bathroom to the first floor, located on the popular Horsendale estate in Nuthall. Briefly comprising; hallway, stylish shower room, spacious bedroom, dining room, lounge, stunning open plan kitchen/living/diner. Outside, to the rear is a private and low maintenance garden with a recently finished summerhouse offering a range of uses, from workshop to home office. There is planning permission for two further bedrooms and bathroom to the first floor, with the staircase already in. Perfect for those looking to downsize or create their forever home. Contact us today to arrange your viewing on 0115 9385577.

Entrance Hall

Entrance door to the front, uPVC double glazed window to the side, radiator, under stairs storage, stairs to the loft room, cloak room housing the boiler, radiator. Doors to the bedroom, shower room and lounge diner.

Lounge Diner

6.58m x 3.08m (21' 7" x 10' 1") UPVC double glazed window to the side, Amtico flooring, radiator and French doors to the dining kitchen.

Dining Kitchen

6.37m x 5.45m (20' 11" x 17' 11") A range of matching wall & base units, work surfaces incorporating an inset Belfast sink. Integrated appliances to include: double electric oven, electric hob with extractor over, fridge freezer, washing machine & dishwasher. Hotplate, ceiling spotlights, radiator, 2 velux windows and uPVC sliding patio doors to the rear garden.



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

5.77m x 3.21m (18' 11" x 10' 6") UPVC double glazed window to the front, sliding door wardrobes and 2 radiators.

Shower Room

3 piece suite in white comprising WC, vanity sink unit and walk in shower. Obscured uPVC double glazed window to the side and heated towel rail.

Outside

To the front of the property, a tarmac and concrete driveway provides ample off road parking. The low maintenance rear garden comprises a paved patio, artificial lawn, raised flower bed borders with a range of plants & shrubs. Other features include a summer house with lounge area and bar, fully insulated with light and power. A workshop and outside storage area provide additional storage space.