

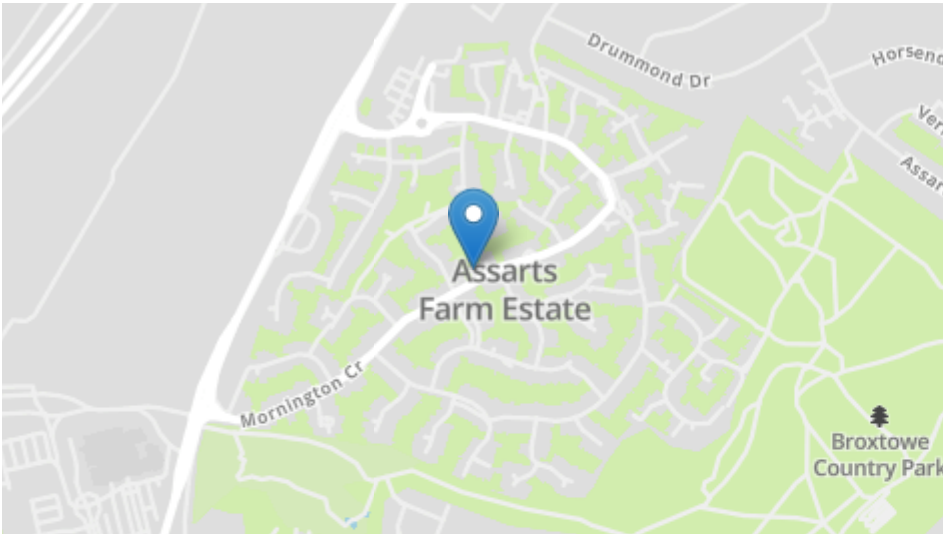
Mornington Crescent, Nuthall, NG16 1QQ

Offers Over £375,000



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	71	85
England, Scotland & Wales		EU Directive 2002/91/EC

want to view?

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Our lines are open 8am - 8pm

7 Days a week

or email

mail@watsons-residential.co.uk

Ref - 27201410

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.



- Detached Family Home
- 4 Bedrooms
- 3 Reception Rooms
- En Suite & Family Bathroom
- Downstairs WC & Utility Room
- Study
- Off Road Parking & Garage
- Popular Residential Location
- Favoured School Catchment

Our Seller says....



40 Main Street, Kimberley, NG16 2LY
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*** MORNINGTON MADNESS! *** PRICED TO SELL! *** This spacious 4 bedroom family home boasts 128 SQUARE METRES of living space & is located in the ever popular Mornington area of Nuthall making this a great choice for any family. The accommodation gives scope for the lucky buyer to put their own stamp on it, comprising in brief: entrance hallway, wc, lounge, dining room, kitchen, utility area and a study completing the ground floor. Upstairs, the landing leads to the 4 bedrooms (en suite to primary) and family bathroom. Outside, the lawned rear is fairly low maintenance, whilst a tarmacadam driveway & garage to the front provide off street parking. Mornington Crescent offers a location with something for all with favoured school catchments, easy access to the M1 motorway along with Pheonix Park Tram Park & Ride and with great links to both Nottingham and Derby City Centre. Planning has previously been granted (FUL 07/00866) for a 2 storey side and single storey rear extension for further space for growing families!

Ground Floor

Entrance Hall

UPVC double glazed entrance door to the front, uPVC double glazed window to the front, stairs to the first floor, radiator, wood effect laminate flooring, doors to the lounge, utility room and WC.

WC

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

Lounge

5.92m x 3.61m (19' 5" x 11' 10") UPVC double glazed window to the front, radiator, feature fire place with marble surround and inset space for electric fire. French doors to the dining room.

Dining Room

3.61m x 2.82m (11' 10" x 9' 3") Radiator and French doors to the rear garden and door to the kitchen.

Kitchen

4.6m x 2.82m (15' 1" x 9' 3") A range of matching wall & base units, work surfaces incorporating an inset stainless steel sink & drainer unit. Integrated electric oven & gas hob with extractor over. Tiled flooring, ceiling spotlights, radiator, door to the storage cupboard. Open to the utility room, doors to the entrance hall, study and rear garden.

Utility Room

2.18m x 1.6m (7' 2" x 5' 3") A range of matching wall & base units, work surfaces incorporating an inset sink & drainer unit. Plumbing for washing machine & dishwasher.

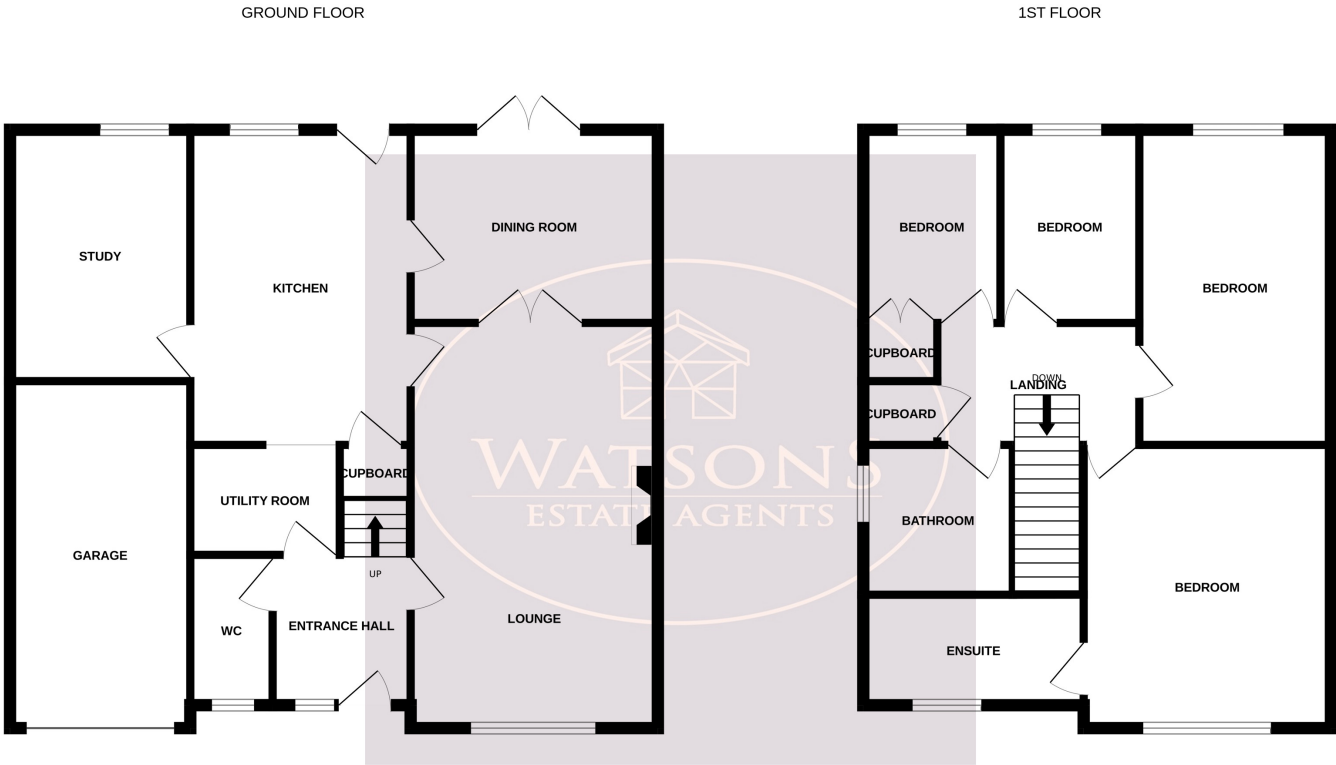
Study

3.67m x 2.63m (12' 0" x 8' 8") UPVC double glazed window to the rear, wood effect laminate flooring and radiator.

First Floor

Landing

Access to the attic, door to the 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. 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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Primary Bedroom

4.13m x 3.61m (13' 7" x 11' 10") UPVC double glazed window to the front, a range of fitted furniture, radiator and door to the en suite.

En Suite

3 piece suite in white comprising WC, vanity sink unit and shower cubicle. Extractor fan, radiator and obscured uPVC double glazed window to the front.

Bedroom 2

4.6m x 2.79m (15' 1" x 9' 2") UPVC double glazed window to the rear and radiator.

Bedroom 3

2.82m x 2.03m (9' 3" x 6' 8") UPVC double glazed window to the rear and radiator.

Bedroom 4

2.82m x 2.0m (9' 3" x 6' 7") UPVC double glazed window to the rear, radiator and door to the storage cupboard.

Bathroom

2.19m x 2.18m (7' 2" x 7' 2") 3 piece suite comprising WC, wall mounted sink and bath with electric shower over. Obscured uPVC double glazed window to the side and radiator.

Outside

To the front of the property, a tarmacadam driveway provides ample off road parking leading to the garage measuring 5.06m x 2.63m with up & over door and power. The rear garden comprises a paved patio seating area, turfed lawn and is enclosed by wall & timber fencing to the perimeter with gated access to the side.