

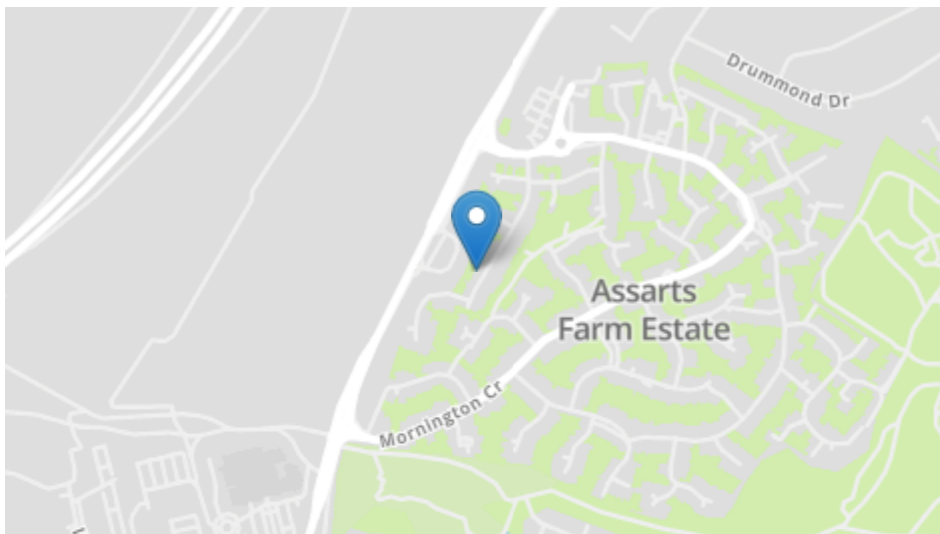
Hillingdon Avenue, Nuthall, NG16 1RA

Guide Price £450,000



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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			
		69	77
England, Scotland & Wales		EU Directive 2002/91/EC	



- Detached Family Home
- 5 Bedrooms
- 3 Reception Rooms
- Utility Room & Downstairs WC
- Off Road Parking
- Popular Residential Location Close To Amenities
- Ease of Access to M1 & A610
- Cul De Sac Location

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 - 28468658

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 £450,000 - £475,000 *** **ROOM FOR ALL THE FAMILY** A five bedroom executive detached family home located on the popular 'Morningson' estate in Nuthall. Benefiting from three reception rooms, off road parking, private garden, and two bathrooms. Briefly comprising; entrance hallway, lounge, dining room, breakfast kitchen, utility room, downstairs wc, family room. To the first floor, five bedrooms, primary with study (previously an en-suite), and second bedroom with en-suite, and family bathroom. Outside, driveway to the front providing off road parking, and private garden to the rear. Located in Nuthall, there are a range of nearby amenities including a well regarded pub, restaurant and convenience store. The nearby town of Kimberley provides further amenities including shops and a supermarket. Nearby are well regarded schools along with excellent road links providing access to Nottingham and beyond. Contact Watsons to arrange a viewing.

Ground Floor

Entrance Hall

Entrance door to the front, stairs to the first floor, under stairs storage, radiator and doors to the lounge, dining kitchen, reception room and WC.

WC

WC, vanity sink unit and obscured uPVC double glazed window to the front.

Lounge

6.95m into the bay x 3.92m (22' 10" x 12' 10") 2 radiators, feature wooden fire place and French doors to the dining room.

Dining Room

4.04m x 3.26m (13' 3" x 10' 8") Radiator and French doors to the rear garden. Door to the dining kitchen.

Dining Kitchen

5.7m x 4.07m (2.45m min) (18' 8" x 13' 4") A range of matching high gloss wall & base units, work surfaces incorporating an inset stainless steel sink & drainer unit. Integrated appliances to include: waist height electric oven, microwave, NEFF induction & gas hob with extractor over and wine cooler. Central island offering further storage space, breakfast bar, plumbing and wiring for an American style fridge freezer, ceiling spotlights, radiator, 2 uPVC double glazed windows to the rear and door to the utility room.

Utility Room

2.67m x 2.0m (8' 9" x 6' 7") A range of matching high gloss wall & base units, work surfaces incorporating an inset stainless steel sink & drainer unit. Plumbing for washing machine & dishwasher. UPVC double glazed window to the side, extractor fan and door to the side.

Reception Room

5.14m x 2.5m (16' 10" x 8' 2") UPVC double glazed window to the front, vertical radiator, ceiling spotlights and integrated combination boiler.

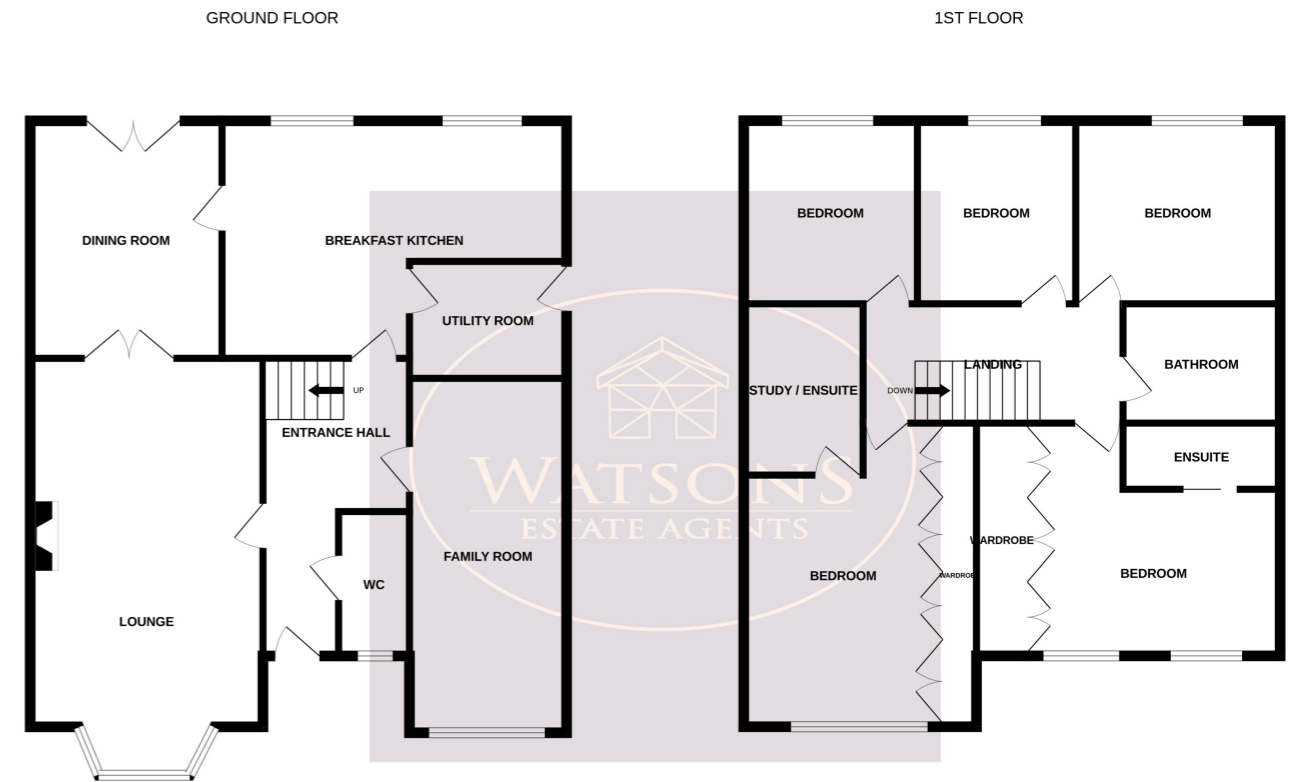
First Floor

Landing

Access to the attic (partly boarded) and doors to all bedrooms and bathroom.

Primary Bedroom

4.18m x 3.92m (13' 9" x 12' 10") UPVC double glazed window to the front, radiator and door to the en suite (currently a study).



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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En Suite (currently a Study)

2.73m x 1.78m (8' 11" x 5' 10") Obscured uPVC double glazed window to the side and radiator.

Bedroom 2

5.03m x 3.6m (2.55m min) (16' 6" x 11' 10") 2 uPVC double glazed window to the front, fitted wall to wall wardrobes, radiator and door to the en suite.

En Suite

3 piece suite in white comprising WC, wall mounted sink and shower cubicle with mains fed shower over. Chrome heated towel rail, ceiling spotlights and extractor fan.

Bedroom 3

3.37m x 3.11m (11' 1" x 10' 2") UPVC double glazed window to the rear and radiator.

Bedroom 4

3.12m x 2.83m (10' 3" x 9' 3") UPVC double glazed window to the rear and radiator.

Bedroom 5

3.11m x 2.67m (10' 2" x 8' 9") UPVC double glazed window to the rear and radiator.

Bathroom

3 piece suite in white comprising concealed cistern WC, vanity sink unit and bath with mains fed shower over. Chrome heated towel rail, ceiling spotlights and extractor fan.

Outside

To the front of the property is a small turfed lawn and an e car charging point. A block paved driveway provides ample off road parking. The rear garden comprises a timber decking seating area, turfed lawn, flower bed borders with a range of plants & shrub and external tap. The garden is enclosed by timber fencing to the perimeter with gated access to the side.