

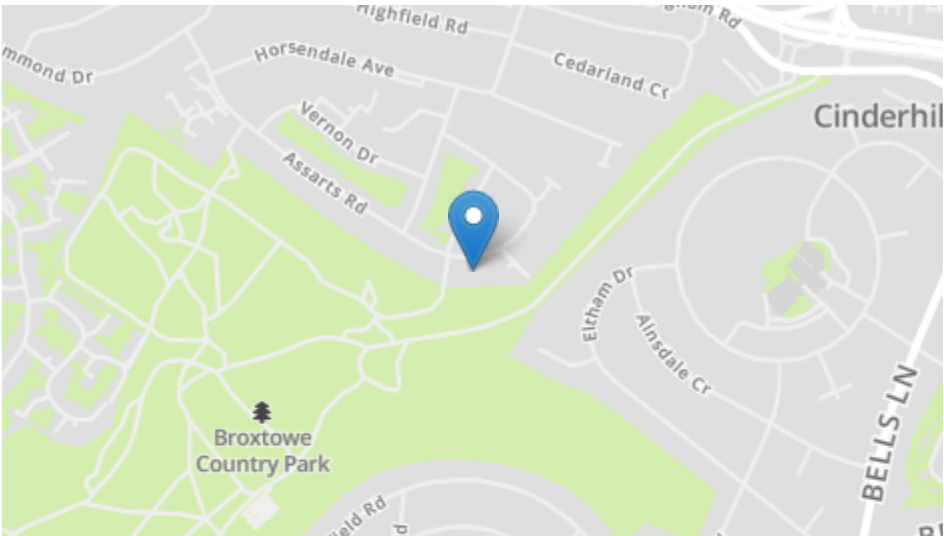
Harcourt Crescent, Nuthall, NG16 1AZ

Offers Over £350,000



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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		
	68	82
England, Scotland & Wales		
EU Directive 2002/91/EC		



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 - 28784679

- Extended Detached Family Home
- 4 Bedrooms
- Garden Room / Study
- Downstairs WC
- En Suite WC & Family Shower Room
- Off Road Parking & Garage
- Private South West Facing Rear Garden
- Excellent Road & Public Transport Links Including Tram

Our Seller says....

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



*** 'ACE' YOUR WAY INTO YOUR NEW HOME *** Located on the popular 'Horsendale' estate, is this superb, extended four bedroom detached family home. Bursting with features including a downstairs WC, two reception rooms with a generous study room, en-suite to primary bedroom, and private south-west facing rear garden. This one is not to be missed! Briefly comprising; entrance hallway, downstairs WC, lounge/diner, kitchen, study. To the first floor, four bedrooms, primary with en-suite, and family bathroom. Outside, driveway and integral garage to the front, and private south-west facing garden to the rear. Nearby are excellent commuter links, with the A610 and M1 a short drive away providing easy access to the city. The town of Kimberley is just over the island, where you'll find shops and amenities aplenty. Favoured schools are close by making this the perfect family home. Contact Watsons to arrange a viewing.

First Floor

Entrance Hall

Entrance door to the front, stairs to the first floor and doors to the breakfast kitchen, WC and lounge diner.

WC

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

Lounge Diner

6.01m x 5.47m (19' 9" x 17' 11") UPVC double glazed window to the rear, radiator, feature fire place with inset space for fire and French doors to the garden room/study.

Garden Room / Study

4.74m x 3.24m (15' 7" x 10' 8") 2 UPVC double glazed windows to the rear and radiator.

Breakfast Kitchen

4.6m x 2.9m (15' 1" x 9' 6") A range of matching wall & base units, work surfaces incorporating an inset sink & drainer unit. Integrated appliances to include: electric oven, microwave and hob with extractor over, washing machine, dishwasher. UPVC double glazed window to the front, ceiling spotlights, radiator and tiled flooring.

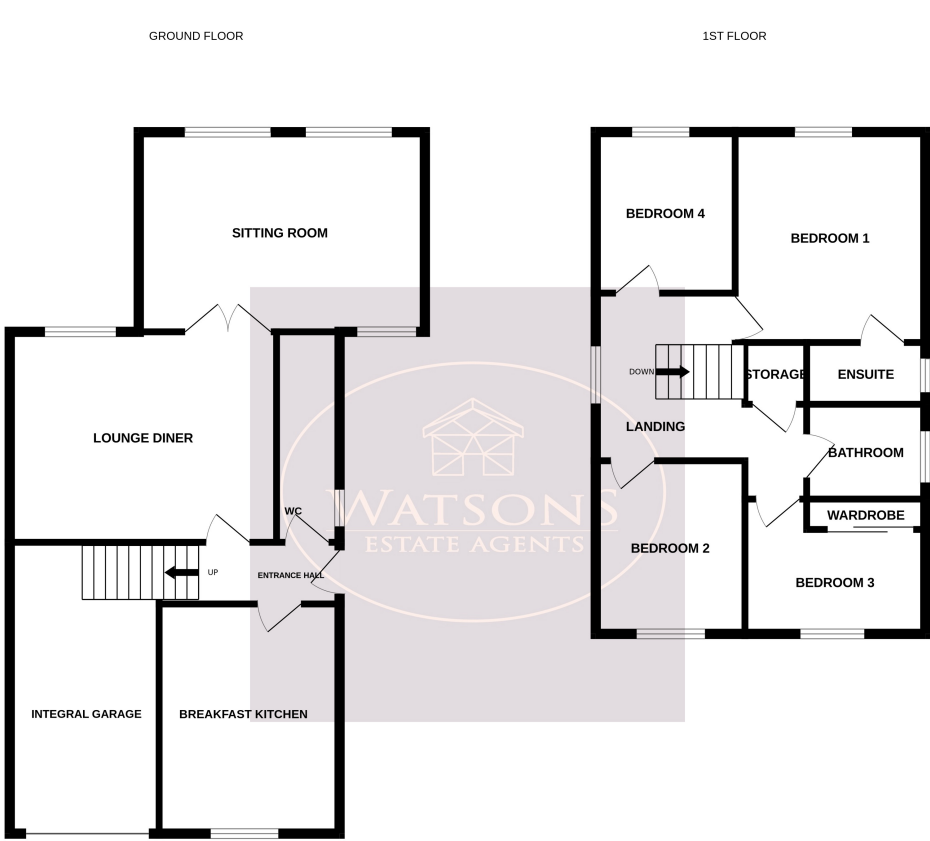
First Floor

Landing

UPVC double glazed window to the side, airing cupboard, access to the attic (partly boarded) and doors to all bedrooms and shower room.

Primary Bedroom

3.82m x 3.21m (12' 6" x 10' 6") UPVC double glazed window to the rear, a range of fitted furniture, radiator and door to en suite WC.



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 WC

WC and vanity sink unit. Obscured uPVC double glazed window to the side.

Bedroom 2

3.46m x 2.55m (11' 4" x 8' 4") UPVC double glazed window to the front, fitted wardrobe and radiator.

Bedroom 3

2.92m x 2.66m (9' 7" x 8' 9") UPVC double glazed window to the front, sliding door wardrobes and radiator.

Bedroom 4

2.9m x 2.23m (9' 6" x 7' 4") UPVC double glazed window to the rear and radiator.

Shower Room

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

Outside

To the front of the property front a prescrete driveway provides ample off road parking leading to the integral garage with up & over door and power. The South West facing rear garden offers a good level of privacy and comprises a prescrete patio seating area, artificial lawn, timber built summer house, gravel borders, gravel beds and is enclosed by timber fencing to the perimeter with gated access to the side.