

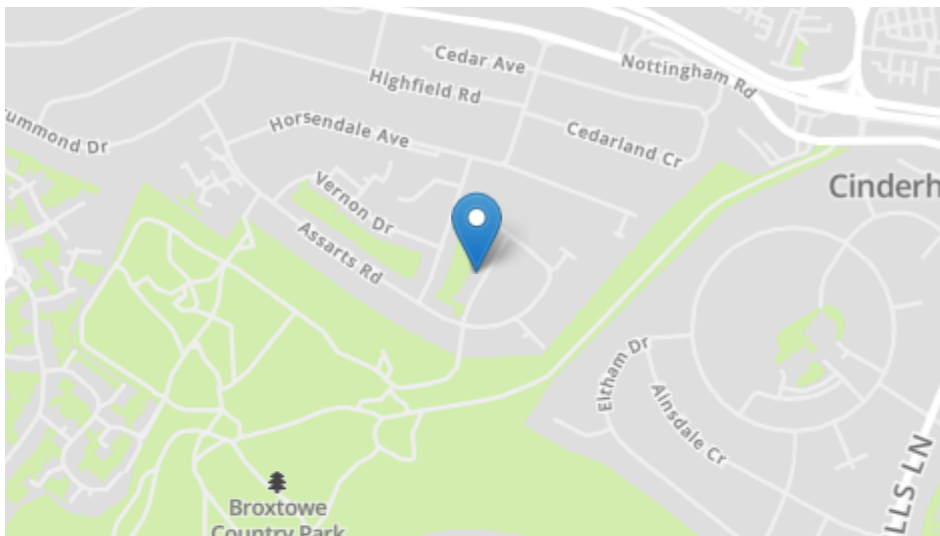
Cokefield Avenue, Nuthall, NG16 1AU

Offers Over £260,000



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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			
		56	82
England, Scotland & Wales		EU Directive 2002/91/EC	



- Detached Dormer Bungalow
- 3 Bedrooms
- Downstairs & First Floor Shower Rooms
- Open Plan Living Space
- Driveway & Detached Garage
- West Facing Garden
- Excellent Road & Public Transport Links Including Tram
- Ease of Access To A610 & M1

Our Seller says....

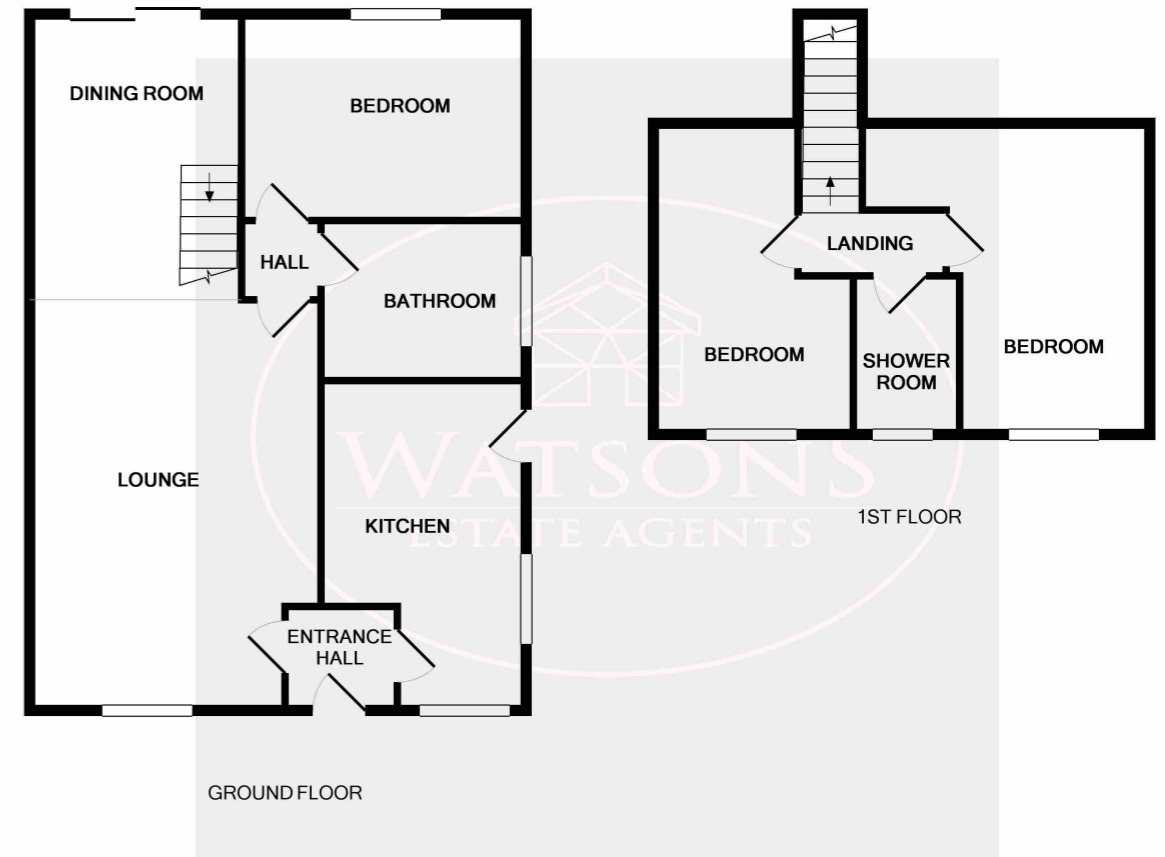
want to view?
 Call us on 0115 938 5577
 Our lines are open 8am - 8pm
 7 Days a week
 or email
 mail@watsons-residential.co.uk
 Ref - 27385959

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



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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***** DOWN-SIZE WITHOUT COMPROMISE ***** With the versatility of having a bedroom & shower room downstairs and two bedrooms & a shower room upstairs, this sizeable dormer bungalow in Nuthall could suit small families as well as those looking to down-size without compromise. The accommodation has been reconfigured to maximise the space, comprising in brief: entrance hall, spacious lounge with an opening into a separate dining area with sliding doors leading to the rear garden, kitchen, primary bedroom with fitted wardrobes and shower room with three piece suite. On the first floor there are two further double bedrooms and a shower room. Outside, the driveway provides off road parking and leads to a single detached garage. The west facing rear garden is well maintained with a patio and lawned garden with mature plant and shrub borders. The quiet location gives easy access to a regular bus service and the Pheonix Park tram terminus is just a short drive away. Call Watsons 8am-8pm to book your viewing.

Ground Floor

Entrance

UPVC entrance door, radiator and door to lounge & kitchen.

Lounge

5.18m x 3.82m (17' 0" x 12' 6") UPVC double glazed window to the front, electric fire & fire place surround, archway to dining room, 2 radiators. Door to inner hall.

Dining Room

4.7m x 2.86m (15' 5" x 9' 5") UPVC sliding patio doors to the rear garden, radiator and stairs leading to the first floor.

Kitchen

4.2m x 2.59m (13' 9" x 8' 6") A range of matching high gloss wall & base units in white with work surfaces over incorporating a one and a half bowl sink & drainer unit. Integrated appliances to include waist heigh electric oven & microwave and electric hob with extractor over, washing machine and fridge freezer. UPVC double glazed window to the front and side and door to side leading out to the driveway.

Inner Hall

Doors to shower room & bedroom 1.

Bedroom 1

2.9m x 2.97m (9' 6" x 9' 9") UPVC double glazed window to the rear, a range of fitted wardrobes, wood effect laminate flooring, radiator.

Shower Room

3 piece suite in white comprising WC, vanity sink unit and shower cubicle with dual rainfall effect shower over. Obscured uPVC double glazed window to the side, radiator.

First Floor

Bedroom 2

4.7m x 2.31m (3.59m max) (15' 5" x 7' 7") UPVC double glazed window to the front, fitted wardrobes, and access to the attic housing the combination boiler. Radiator.

Bedroom 3

4.8m x 2.54m (15' 9" x 8' 4") UPVC double glazed window to the front, eaves storage, radiator.

Shower Room

WC, pedestal sink unit, shower cubicle. Obscured uPVC double glazed window to the front, radiator.

Outside

Outside

The West facing rear garden has a two tiered patio seating area and steps leading to a well tended lawn with mature flower bed borders with a range of plants, shrubs & trees. At the top of the garden is a further patio area with timber shed. Timber fencing encloses the rear garden with gated side access. The front of the property has a block paved driveway which extends down the side of the property through double gates and leads to a detached single garage with up and over door. The front lawn is two tiered with flower bed borders containing a a range of plants & shrubs.