

Burnt Oak Close, Nuthall, NG16 1QR

Offers Over £400,000



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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 - 27270091



Our Seller says....

- Detached Family Home
- 4 Bedrooms
- 2 Reception Rooms
- En Suite & Family Bathroom
- Downstairs WC & Utility
- Study
- Driveway & Garage
- South West Facing Rear Garden

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.

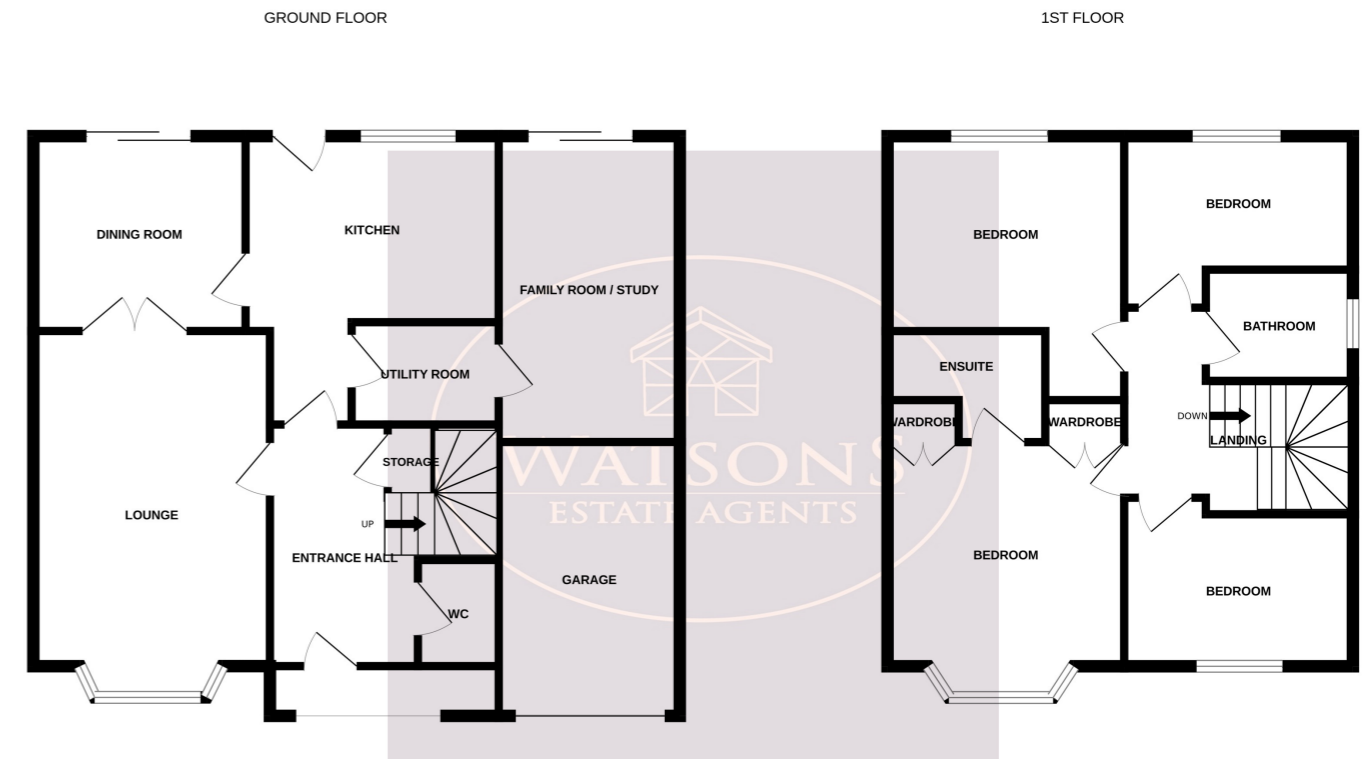


40 Main Street, Kimberley, NG16 2LY

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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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*** FAMILY FAVOURITE *** Burnt Oak Close is a quite cul-de-sac on the ever popular Mornington area of Nuthall. Families will particularly appreciate the size & space of this 4 bedroom detached home, as well as the favoured school catchment and park within walking distance. The accommodation ticks a lot of boxes and comprises in brief: entrance hall, wc, lounge, dining room, kitchen, study, upstairs landing to the 4 bedrooms (en suite to primary) and family bathroom. Outside, the rear garden is larger than most in the area and being southwest-facing is great space to enjoy the Summer months. To the front, a resin driveway with access to garage provides ample off street parking. There is easy access to the A610 & M1 motorway, whilst Pheonix Park Tram Terminus is just a short drive away. We recommend viewing in person to appreciate why this particular street is one of the most desirable in the Mornington area - call our sales team now!

Ground Floor

Entrance Hall

Composite entrance door to the front, radiator, tiled flooring, understairs storage and doors to the lounge, kitchen & WC.

WC

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

Lounge

5.93m into the bay x 3.51m (19' 5" x 11' 6") UPVC double glazed bay window to the front, 2 radiators and French doors to the dining room.

Dining Room

3.36m x 2.94m (11' 0" x 9' 8") Radiator, door to the kitchen and sliding patio doors to the rear garden.

Kitchen

3.31m x 3.24m (10' 10" x 10' 8") A range of matching wall & base units, work surfaces incorporating an inset one & a half bowl sink & drainer unit. Integrated appliances to include electric oven & gas hob with extractor over and dishwasher. UPVC double glazed window to the rear, tiled flooring, door to the rear and door to the utility room.

Utility Room

1.89m x 1.52m (6' 2" x 5' 0") A range of matching wall & base units, work surfaces incorporating an inset stainless steel sink & drainer unit. Plumbing for washing machine, tiled flooring and door to the study.

Study

4.56m x 2.28m (15' 0" x 7' 6") Radiator and sliding patio doors to the rear garden.

First Floor

Landing

Airing cupboard housing the hot water tank and doors to all bedrooms and bathroom.

Primary Bedroom

4.27m into the bay x 3.44m (14' 0" x 11' 3") UPVC double glazed bay window to the front, radiator, 2 double built in wardrobes and door to the en suite.

En Suite

3 piece suite in white comprising WC, vanity sink unit and shower cubicle with electric shower over. Chrome heated towel rail, extractor fan and obscured uPVC double glazed window to the side.

Bedroom 2

3.06m x 2.94m (10' 0" x 9' 8") UPVC double glazed window to the rear, radiator and 2 double wardrobes.

Bedroom 3

2.81m x 2.5m (9' 3" x 8' 2") UPVC double glazed window to the rear and radiator.

Bedroom 4

2.93m x 2.47m (9' 7" x 8' 1") UPVC double glazed window to the front, radiator and access to the attic.

Bathroom

3 piece suite in white comprising WC, pedestal sink unit and whirlpool bath. Heated towel rail, obscured uPVC double glazed window to the side and extractor fan.

Outside

To the front of the property is a resin driveway providing ample off road parking leading to the garage with up & over door, power and housing the wall mounted boiler. The South West facing rear garden comprises 2 paved patios, timber decking seating area, turfed lawn, flower bed borders with a range of plants & shrubs and timber built shed. The garden is enclosed by timber fencing to the perimeter.