

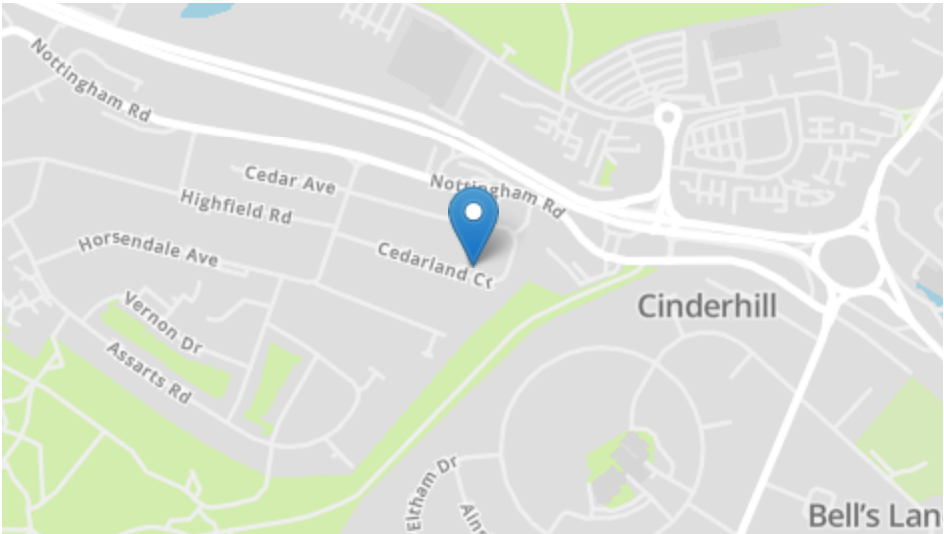
Cedarland Crescent, Nuthall, NG16 1AH

Offers Over £350,000



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		86
(81-91) B		
(69-80) C		70
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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 - 28949720

Our Seller says....

- Detached Family Home
- Two Storey Extension to the Rear
- 4 Double Bedrooms
- 2 Reception Rooms
- Conservatory
- Family Bathroom & Shower Room
- Downstairs WC
- Driveway, Carport & Garage
- Excellent Road & Public Transport Links Including Tram

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



*** FANTASTIC FOREVER FAMILY HOME *** A superb, extended detached FOUR bedroom family home offering space and style in abundance on the sought after 'Horsendale' estate in Nuthall. Features include two reception rooms, a conservatory, driveway, garage, and private rear garden. The ground floor accommodation comprises in brief; entrance hall, WC, dining kitchen, conservatory, and a large open plan & dining room. On the first floor, the landing gives access to four double bedrooms, a family bathroom and a separate shower room - perfect or those busy school day mornings. Outside, a paved driveway to the front and side provides off road parking and leads to car port, which in turn leads to the garage. The enclosed rear garden is mainly lawned, with patio and decking areas and timber fencing to the perimeter. The popular residential location provides easy access to key road & transport links including the A610, Rainbow One bus route & Phoenix Park Tram Terminus. Nearby favoured schools include Horsendale & Mornington primary which are both within walking distance.

Ground Floor

Entrance Hall

UPVC double glazed entrance door, uPVC double glazed window to the side, stairs to the first floor, storage cupboard, tiled flooring and doors to the WC, dining kitchen and dining room.

WC

WC, pedestal sink unit, chrome heated towel rail, ceiling spotlights and obscured uPVC double glazed window to the side.

Dining Kitchen

5.92m x 2.67m (19' 5" x 8' 9") A range of matching wall & base units, work surfaces incorporating an inset one & a half bowl stainless steel sink & drainer unit. Integrated appliances to include: electric oven & grill, 5 ring gas hob with extractor over, fridge freezer and dishwasher. Plumbing for washing machine, tiled flooring, ceiling spotlights, uPVC double glazed windows to the rear & side and door to the side.

Lounge

5.97m x 3.40m (19' 7" x 11' 2") UPVC double glazed window to the rear, radiator, sliding patio doors to the conservatory and open access to the dining area.

Dining Area

3.76m x 3.40m (12' 4" x 11' 2") UPVC double glazed window to the front, radiator.

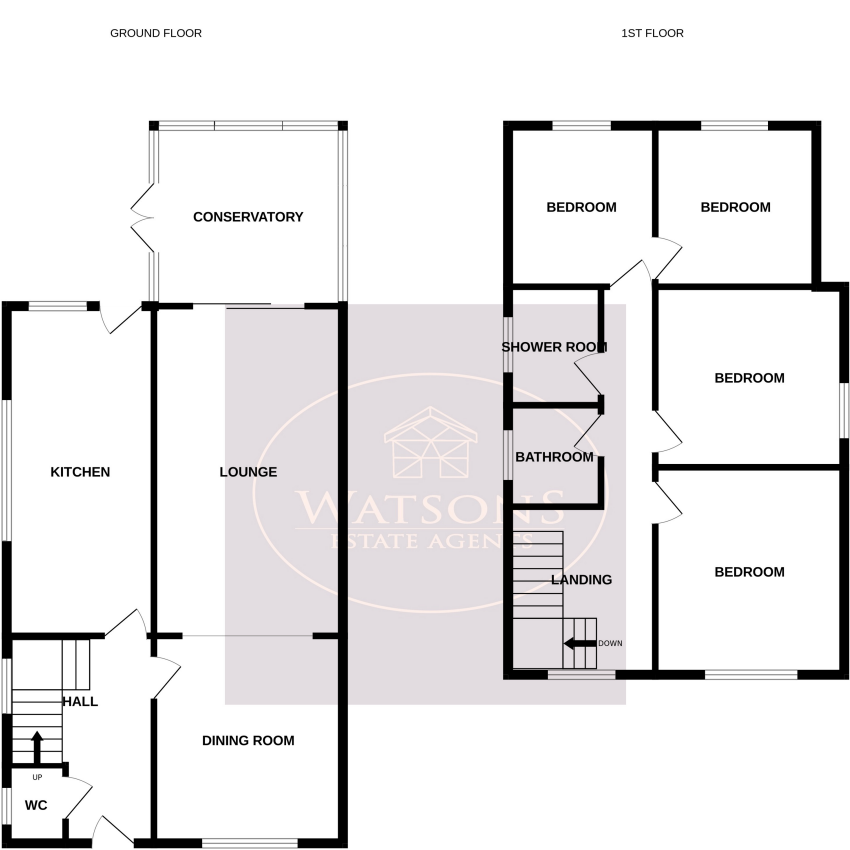
Conservatory

3.28m x 3.04m (10' 9" x 10' 0") Brick & uPVC double glazed construction, tiled flooring and uPVC double glazed French doors leading to the rear garden.

First Floor

Landing

UPVC double glazed window to the front, ceiling spotlights, access to the attic, radiator and doors to all bedrooms, bathroom and shower room.



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 for 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. Made with Metropix 02023

Bedroom 1

3.71m x 3.4m (12' 2" x 11' 2") UPVC double glazed window to the front, ceiling spotlights and radiator.

Bedroom 2

3.4m x 3.22m (11' 2" x 10' 7") UPVC double glazed window to the side and radiator.

Bedroom 3

2.92m x 2.65m (9' 7" x 8' 8") UPVC double glazed window to the rear and radiator.

Bedroom 4

2.92m x 2.54m (9' 7" x 8' 4") UPVC double glazed window to the rear and radiator.

Bathroom

3 piece suite in white comprising WC, pedestal sink unit and bath. UPVC double glazed window to the side, radiator and ceiling spotlights.

Shower Room

3 piece suite in white comprising WC, pedestal sink unit and corner shower. Ceiling spotlights, radiator and obscured uPVC double glazed window to the side.

Outside

To the front of the property a block paved driveway provides ample off road parking. Double gates gives access to the carport & garage, which has an electric door, light & power. The rear garden comprises a paved patio, decking section, lawned garden and timber fencing to the perimeter with gated access to the side.