

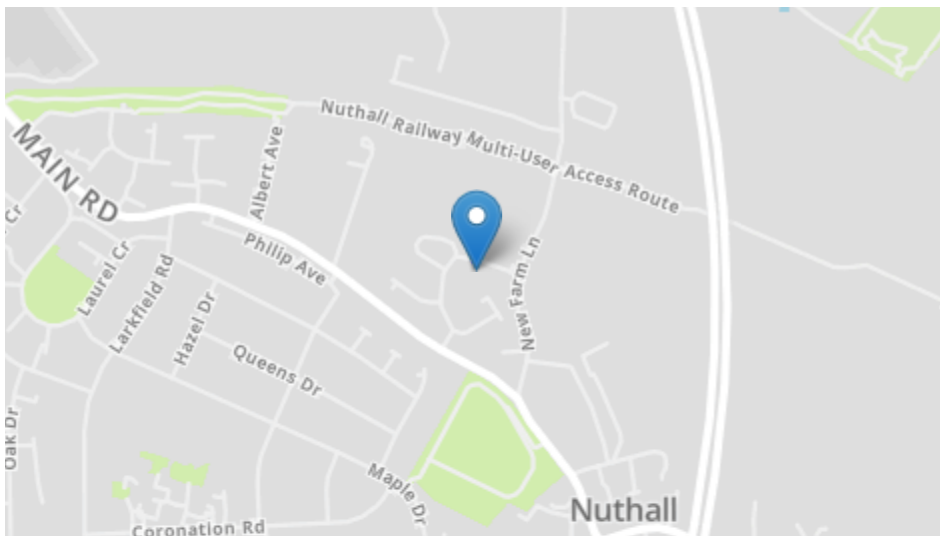
Ayscough Avenue, Nuthall, NG16 1BY

£450,000

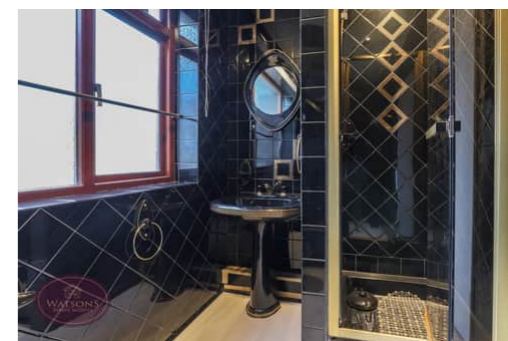


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£450,000



| Energy Efficiency Rating                    |          | Current                 | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs |          |                         |           |
| (92+)                                       | <b>A</b> |                         |           |
| (81-91)                                     | <b>B</b> |                         |           |
| (69-80)                                     | <b>C</b> |                         |           |
| (55-68)                                     | <b>D</b> | 73                      | 83        |
| (39-54)                                     | <b>E</b> |                         |           |
| (21-38)                                     | <b>F</b> |                         |           |
| (1-20)                                      | <b>G</b> |                         |           |
| Not energy efficient - higher running costs |          |                         |           |
| England, Scotland & Wales                   |          | EU Directive 2002/91/EC |           |



- Extended Detached Family Home
- 4 Double Bedrooms
- Primary Bedroom with Dressing Room
- Modern Open Plan Living Space
- Intercom System With Camera
- Smart Heating System
- Quiet Cul De Sac Position
- Superb Open Views
- Viewing Essential
- No Upward Chain

Our Seller says....

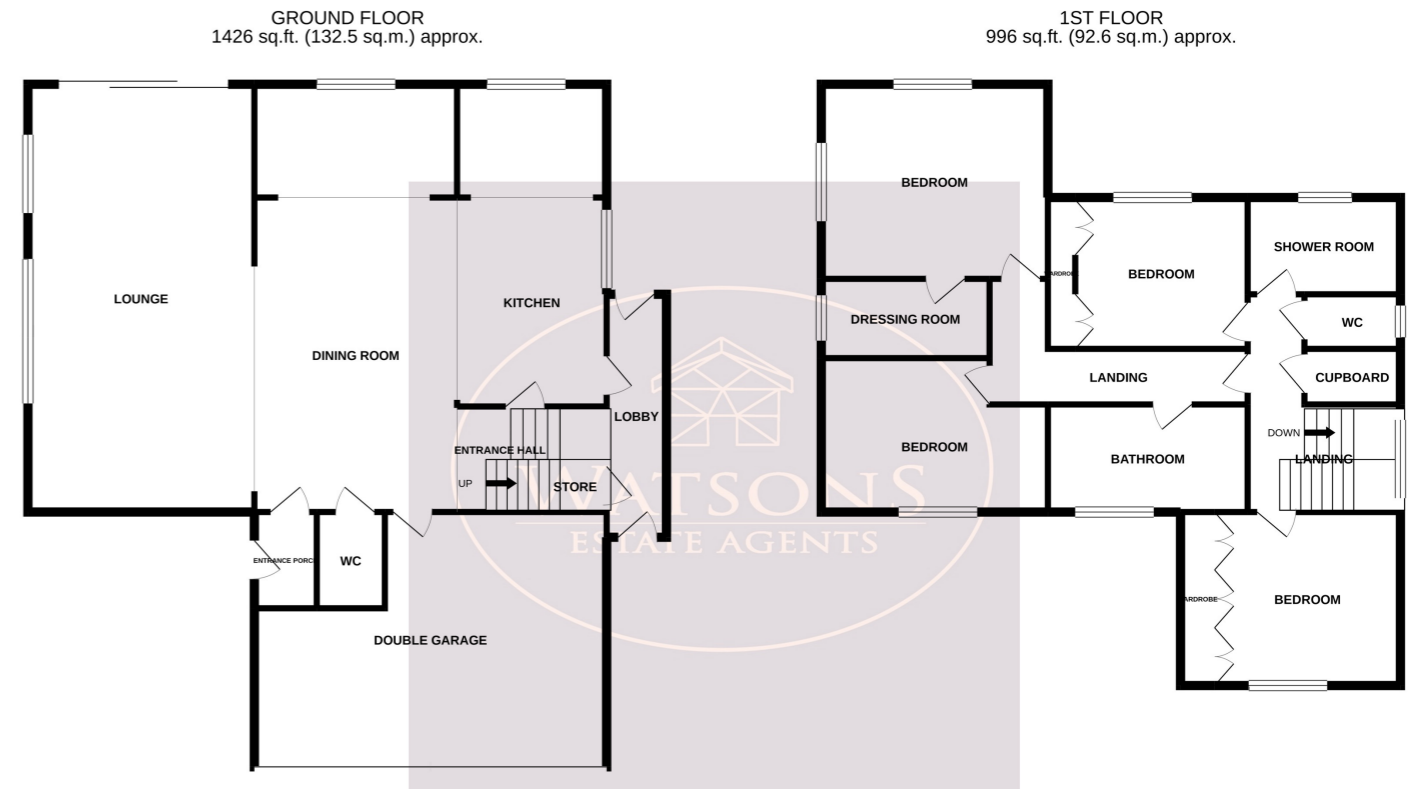
want to view?  
 Call us on 0115 938 5577  
 Our lines are open 8am - 8pm  
 7 Days a week  
 or email  
 mail@watsons-residential.co.uk  
 Ref - 27014262

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



TOTAL FLOOR AREA : 2423 sq.ft. (225.1 sq.m.) approx.  
 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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\*\*\* SPACE, SPACE & MORE SPACE! \*\*\* This extended detached home sits handsomely at the head of a quiet cul de sac in Nuthall with open views to the rear and provides an abundance of space and versatility for today's modern family. Look at the floor plan to see just how much accommodation is on offer! In brief, this substantial property has a bright and open plan living space sectioned into, kitchen, lounge, sitting & dining areas. The entrance hall leads to a WC and the double garage. Upstairs, the landing leads to 4 double bedrooms, 2 family bathrooms and a further WC. Outside, the rear garden has a paved patio and a lawn and there is a driveway leading to a double garage at the front. Further features includes CCTV, video intercom and recently fitted boiler & heating system with smart controls. With favoured school catchment, this really is a MUST VIEW for families. The location is popular, the size is enviable - this really could be a forever family home. Call Watsons 8am-8pm to book your viewing.

#### Porch

Double glazed wooden windows and entrance door. Door to entrance hall.

#### Entrance Hall

Stairs to first floor landing. Open plan to lounge, dining room, downstairs WC and garage.

#### Downstairs WC

WC, pedestal sink, double glazed obscured window to the front, extractor fan, radiator.

#### Lounge Area

8.33m x 4.36m (27'4" x 14' 4") Tiled porcelain flooring, wooden double glazed windows to the side & rear, ceiling spotlights, and two radiators and sliding patio doors to the rear garden.

#### Dining Area

3.94m x 3.66m (12' 11" x 12' 0") Radiator, tiled porcelain flooring, ceiling spotlights.

#### Further Dining Area

3.93m x 2.15m (12' 11" x 7' 1") Wooden double glazed window to the rear, radiator and ceiling spot lights.

#### Breakfast Kitchen

3.94m x 2.61m (12' 11" x 8' 7") A range of matching wall & base units, work surfaces, one and a half bowl sink & drainer unit, a range of integrated appliances including: fridge, freezer, chest height electric oven & microwave and 5 ring gas hob with extractor fan over, porcelain tiled flooring, double glazed window to the rear and door to the rear lobby.

#### FIRST FLOOR

##### Landing

Wooden double glazed window to the side and storage cupboard. Doors leading bedrooms 2, 3, shower room, WC and inner landing.

##### Bedroom 1

4.36m x 3.70m (14' 4" x 12' 2") Wooden double glazed window to the rear and side with open views, radiator and door to the dressing room. Dressing Room - A range of fitted furniture, wooden double glazed window to the side.

##### Bedroom 2

3.64m x 3.12m (11' 11" x 10' 3") A range of fitted furniture, wooden double glazed window to the front, radiator.

##### Bedroom 3

3.21m x 3.09m (10' 6" x 10' 2") Double glazed wooden window to the rear and radiator.

##### Bedroom 4

4.4m (reducing to 3.27m) x 2.66m (14' 5" x 8' 9") Double glazed wooden window to the front, radiator.

##### Family Shower Room

Fully tiled shower room with four piece suite comprising of WC, vanity sink unit, bidet and double shower cubicle with electric shower. Chrome heated towel rail and double glazed wooden obscured window to the rear. Separate WC - WC, obscured window to the side.

##### Family Bathroom

Five piece suite comprising of corner spa bath, WC, bidet, pedestal sink and shower cubicle with mains shower. Tiling to the walls, radiator, extractor fan and obscure window to the front.

##### Outside

The rear of the property has a block paved patio area, lawn with flower bed borders containing a range of plants & shrubs. Further raised flower beds to the side and fencing panels to the perimeter. The front garden has a concrete driveway to double garage. Flower beds with a range of plants & shrubs. The double garage has two up & over doors, stainless steel sink & drainer, plumbing for washing machine, utility meters, light, power and radiator.