

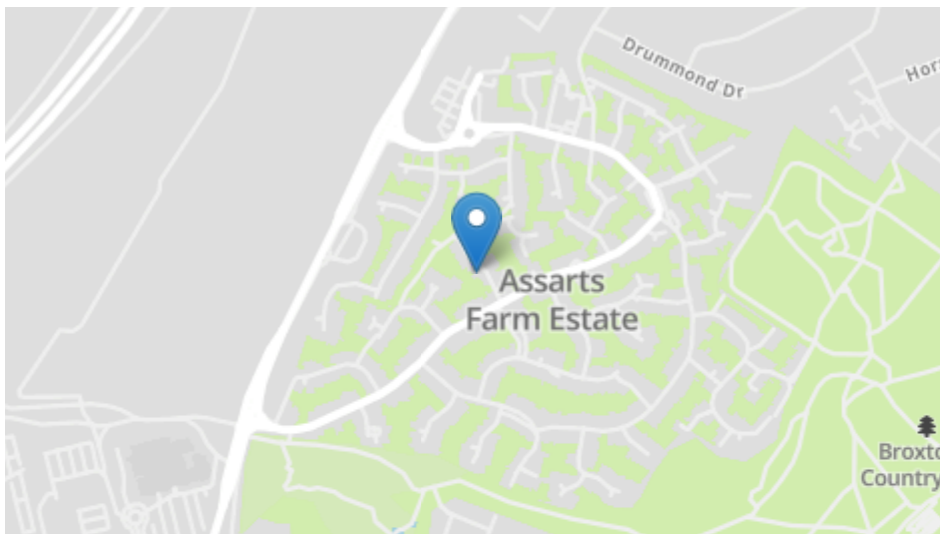
Redbridge Drive, Nuthall, NG16 1QP

£300,000



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want to view?

Call us on 0115 938 5577

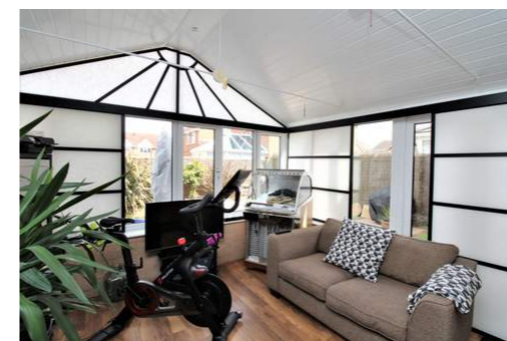
Our lines are open 8am - 8pm

7 Days a week

or email

mail@watsons-residential.co.uk

Ref - 20276394



Our Seller says....

- Detached Family Home
- 4 Bedrooms
- En Suite to Bedroom 1
- 2 Reception Rooms & Conservatory
- Downstairs WC & Utility Room
- Driveway & Garage
- Popular Residential Location
- Close to Schools, Key Roads & Transport Links

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



*** FAMILY FAVOURITE *** This detached family home is located in a sought after residential area, popular with families for its schools and access to key roads. The accommodation comprises in brief; entrance porch, lounge, open plan dining kitchen, utility room, WC and conservatory overlooking the rear garden. On the first floor the landing leads to the shower room and 4 bedrooms, with bedroom 1 benefiting from an en suite shower room. Outside, the rear garden is well maintained and comprises of a paved patio area, resin patio, artificial lawn and a range of plants and shrubs. To the front of the property a resin driveway provides off road parking and leads to the single garage with up and over door. Further benefits to living in this popular residential area include easy access to family pub restaurants, doctors surgery, convenience store & ALDI supermarket. If commuting plays an important part in your property search, key transport links including the A6002, A610, Junction 26 of the M1 motorway and Phoenix Park Tram terminus are all within a 2 mile radius. For more information or to book your viewing, call our team.

Ground Floor

Porch

UPVC double glazed entrance door, tiled flooring and uPVC double glazed door to the lounge

Lounge

5.05m x 4.07m (16' 7" x 13' 4") UPVC double glazed half bay window to the front, tiled flooring, real flame gas fire with marble back and hearth and wooden surround. Radiator and door to the dining kitchen.

Dining Kitchen

6.61m x 2.56m (21' 8" x 8' 5") A range of matching high gloss wall & base units, work surfaces incorporating a stainless steel sink & drainer unit. Space & connections for Range style cooker with extractor over, integrated dishwasher, stairs to the first floor and under stairs storage cupboard. 2 radiators, uPVC double glazed window to the rear, door to the utility room and French doors to the conservatory.

Conservatory

4.06m x 3.58m (13' 4" x 11' 9") Brick & uPVC double glazed construction with a pitched roof, wood effect laminate flooring, radiator and French doors to the rear garden.

Utility Room

1.86m x 1.49m (6' 1" x 4' 11") Matching wall & base units, plumbing for washing machine, wall mounted Worcester Bosch combination boiler, tiled flooring, external door to the side and door to the WC.

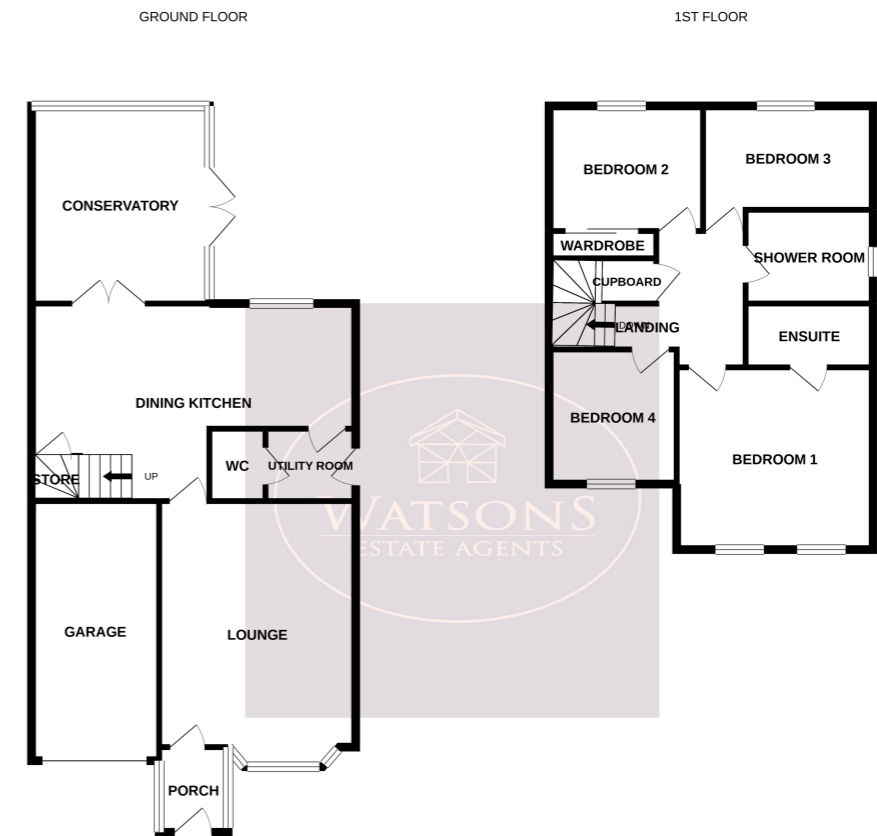
WC

WC, pedestal sink unit, radiator, tiled flooring and extractor fan.

First Floor

Landing

Doors to all bedrooms and bathroom.



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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Bedroom 1

4.03m x 3.28m (13' 3" x 10' 9") 2 x uPVC double glazed window to the front, fitted furniture, radiator and door to the en suite.

En Suite

3 piece suite comprising WC, floating vanity sink unit and shower cubicle with dual rainfall effect shower head. Chrome heated towel rail, ceiling spotlights, extractor fan and obscured uPVC double glazed window to the side.

Bedroom 2

3.18m x 2.41m (to the front of the wardrobes) (10' 5" x 7' 11") UPVC double glazed window to the rear, fitted wardrobes with mirrored sliding doors, wood effect laminate flooring and radiator.

Bedroom 3

3.34m x 1.98m (10' 11" x 6' 6") UPVC double glazed window to the rear and radiator.

Bedroom 4

2.75m x 2.49m (9' 0" x 8' 2") UPVC double glazed window to the front, radiator and access to the attic (partly boarded with drop down ladder).

Shower Room

3 piece suite comprising WC, vanity sink unit and shower cubicle with dual rainfall effect shower head. Obscured uPVC double glazed window to the side, wood effect laminate flooring, ceiling spotlights, extractor fan and chrome heated towel rail.

Outside

To the front of the property a resin driveway provides off road parking for 2 cars and leads to the integral garage with up and over door. The low maintenance rear garden comprises of resin patio, artificial lawn, paved patio, timber shed, 2 external taps and external power point. The garden is enclosed by timber fencing to the perimeter with gated access to the front.