

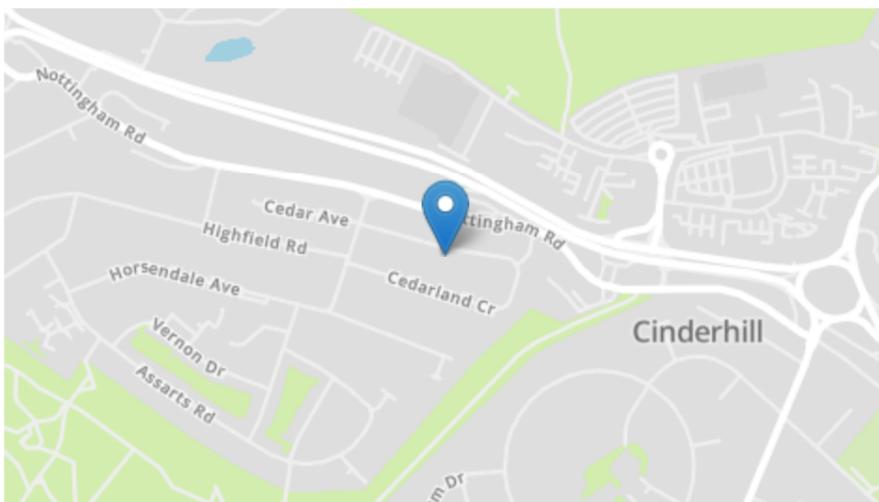
Cedarland Crescent, Nuthall, NG16 1AH

Guide Price £325,000



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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>	64	80
(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	



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 Our lines are open 8am - 8pm  
 7 Days a week  
 or email  
 mail@watsons-residential.co.uk  
 Ref - 27192849

- Detached Family Home
- 4 Bedrooms
- 2 Reception Rooms
- Downstairs WC
- Driveway & Garage
- Excellent Road & Public Transport Links Including Tram
- Favoured School Catchment
- Ease Of Access To A610 & M1

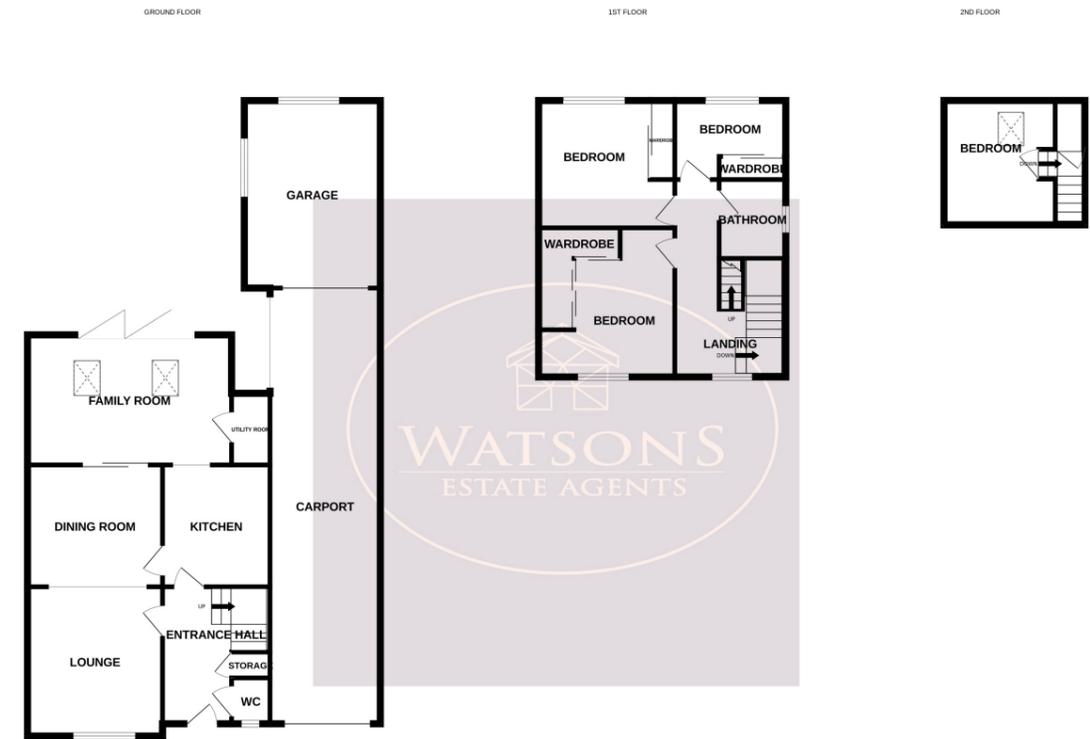
Our Seller says....

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.



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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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\*\*\* GUIDE PRICE £325,000 - £350,000 \*\*\* \*\*\* MORE THAN MEETS THE EYE \*\*\* This property has been transformed over the years by the current owners with an impressive open plan kitchen & family room as well as a loft conversion. If you're searching for your forever home - look no further! This property is ready to move straight into whilst still offering further potential to extend (subject to planning permission). Accommodation in brief comprises; a welcoming entrance hallway, ground floor WC, spacious lounge, modern re-fitted kitchen & family area. To the first floor there are three bedrooms and bathroom. The second floor comprises of a single bedroom with ample storage. Externally this home does not disappoint with a mature & private rear garden perfect for the summer months and both a detached garage & secure car port. Cedarland Crescent is conveniently located within easy access of a range of amenities including The Nuthall Pub & Kitchen, favoured primary schools including Horsendale & Mornington. For those that commute, the A610/M1 are a stones throw away as well as regular bus links and Phoenix Park Tram Stop. We HIGHLY RECOMMEND a viewing to appreciate both the space & location on offer. Call our team today to arrange our viewing!

## Ground Floor

### Entrance Hall

UPVC double glazed entrance door to the front, uPVC double glazed window to the side, stairs to the first floor, oak flooring and doors to the WC, lounge and kitchen

### WC

WC, wall mounted sink, obscured uPVC double glazed window to the front and heated towel rail.

### Lounge

7.1m x 3.4m (23' 4" x 11' 2") UPVC double glazed window to the front, 2 radiators and sliding patio doors to the dining area.

### Dining Area

4.82m x 3.27m (15' 10" x 10' 9") 2 uPVC double glazed velux windows, uPVC double glazed window to the side, radiator, ceiling spotlights, plumbing for washing machine, solid oak flooring. Open to the kitchen and door to the pantry. UPVC double glazed bi folding doors leading to the rear garden.

### Kitchen

3.07m x 2.07m (10' 1" x 6' 9") A range of matching wall & base units, work surfaces incorporating an inset one & a half bowl sink & drainer unit. Integrated appliances to include: gas oven & gas hob with extractor over, microwave and fridge freezer. Solid oak flooring and door to the lounge.

## First Floor

### Landing

Doors to bedrooms 1, 2 & 4 and family bathroom. Stairs to bedroom 4.

### Bedroom 1

3.8m x 3.4m (12' 6" x 11' 2") UPVC double glazed window to the front, fitted sliding door wardrobes & over bed storage and radiator.

### Bedroom 2

3.4m x 3.21m (11' 2" x 10' 6") UPVC double glazed window to the rear, radiator and built in sliding door wardrobe.

### Bedroom 4

2.76m x 2.11m (9' 1" x 6' 11") UPVC double glazed window to the rear, radiator and built in sliding door wardrobes.

### Bathroom

3 piece suite in white comprising WC, vanity sink unit and bath with electric shower over. Heated towel rail and obscured uPVC double glazed window to the side.

## Second Floor

### Bedroom 3

3.12m x 2.81m (10' 3" x 9' 3") UPVC double glazed velux window to the rear, radiator, built in eaves storage with sliding doors.

### Outside

To the front of the property are flower beds with a range of plants and shrubs. A concrete driveway provides ample off road parking and leads to the garage with up & over door and power. The rear garden offers a good level of privacy and comprises a paved patio, gravel beds, generous turfed lawn, flower bed borders with a range of mature shrubs, plants & trees. The garden is enclosed by wall & timber fencing to the perimeter.