

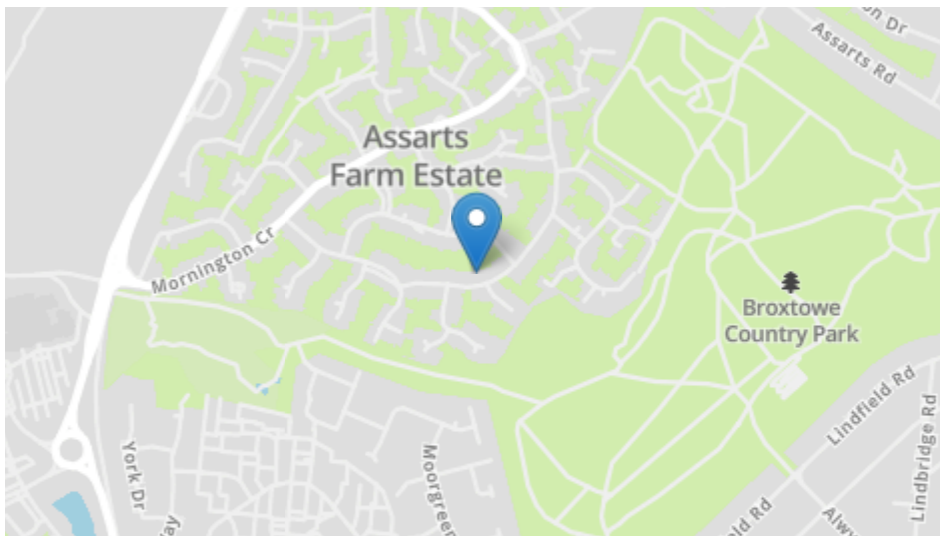
43 Gunnersbury Way, Nuthall, Nottingham, NG16 1QD

Guide Price £575,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	72	80
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



- Executive Detached Family Home
- 5 Bedrooms
- 2 En Suites & Downstairs WC
- 3 Generous Reception Rooms
- Utility Room
- Extremely Well Presented Throughout
- Desirable Location
- Favoured School Catchments

Our Seller says....

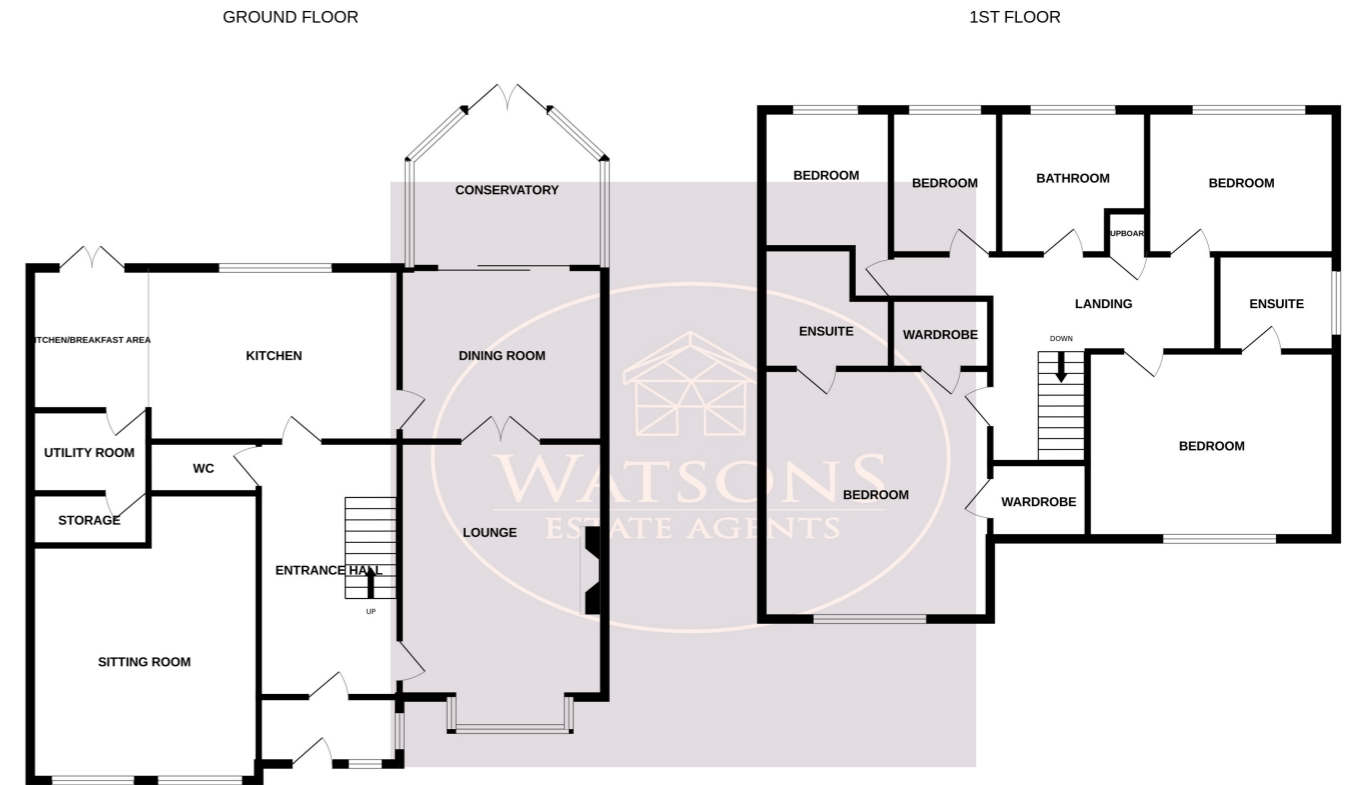
want to view?
 Call us on 0115 938 5577
 Our lines are open 8am - 8pm
 7 Days a week
 or email
 mail@watsons-residential.co.uk
 Ref - 28281962

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



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 £575,000 - £600,000***THIS IS THE ONE! *** This HAS to be one of the finest family homes in the Mornington area of Nuthall. Occupying a prime plot set back off the street, families will appreciate the good size bedrooms (2 with en suite), multiple reception rooms and favoured school catchments. The property has been exceptionally well maintained and presented by the current owner, including converting the double garage into a further generous reception room. In brief, the accommodation comprises: porch, entrance hall, downstairs wc, lounge with feature full height inglenook fireplace, dining room, family room, modern breakfast kitchen with separate utility room, conservatory. You can admire the show-stopping crystal effect chandelier which guides you to the upstairs landing. From there, you will find the 5 bedrooms (4 double), two of which have en suite facilities, as well as the simply superb family bathroom. Outside, the garden is quite generous for a modern development and enjoys a high level of privacy, whilst a driveway to the front provides good off street parking. As well as favoured primary school within walking distance and a daily bus service to The Kimberley School, this location is a short commute to Nottingham City Centre as well as having easy access to the tram network and M1 motorway. This property has so much going for it that it MUST BE VIEWED. Call our sales team now to arrange a convenient time.

Ground Floor

Porch

Composite entrance door to the front, with ring door bell, obscured uPVC double glazed window to the side, wood effect laminate flooring and door to the entrance hall.

Entrance Hall

Stairs to the first floor, radiator and doors to the lounge, dining kitchen, dining room and downstairs WC.

WC

WC, wall mounted sink. Radiator, extractor fan and automatic spotlights.

Lounge

5.79m into the bay x 3.96m (19' 0" x 13' 0") UPVC double glazed bay window to the front, full height Inglenook fire place with inset gas fire. 2 radiators.

Dining Room

3.93m x 3.34m (12' 11" x 10' 11") Radiator, door to the kitchen and sliding patio doors to the conservatory.

Family Room

5.15m (4.97m min) x 4.78m (16' 11" x 15' 8") Gas fire, 2 radiators and ceiling spotlights

Breakfast Kitchen

7.4m x 3.35m (24' 3" x 11' 0") A range of matching high gloss wall & base units, quartz work surfaces incorporating an inset sink & drainer unit with instant hot water tap. Integrated appliances to include: waist height double electric oven, SMEG Range style cooker with double oven & grill, Smeg extractor over and dishwasher. Plumbing and wiring for an American style fridge freezer. Breakfast bar, tiled flooring, ceiling spotlights, uPVC double glazed window to the rear, French doors to the rear garden and door to the utility room.

Utility Room

2.28m x 1.61m (7' 6" x 5' 3") A range of matching wall & base units, plumbing for washing machine, porcelain tiled flooring, radiator and separate store housing the recently fitted wall mounted combination boiler.

Conservatory

3.64m x 3.0m (11' 11" x 9' 10") Brick & uPVC double glazed construction, apex glass roof, radiator and French doors to the rear garden.

First Floor

Landing

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