

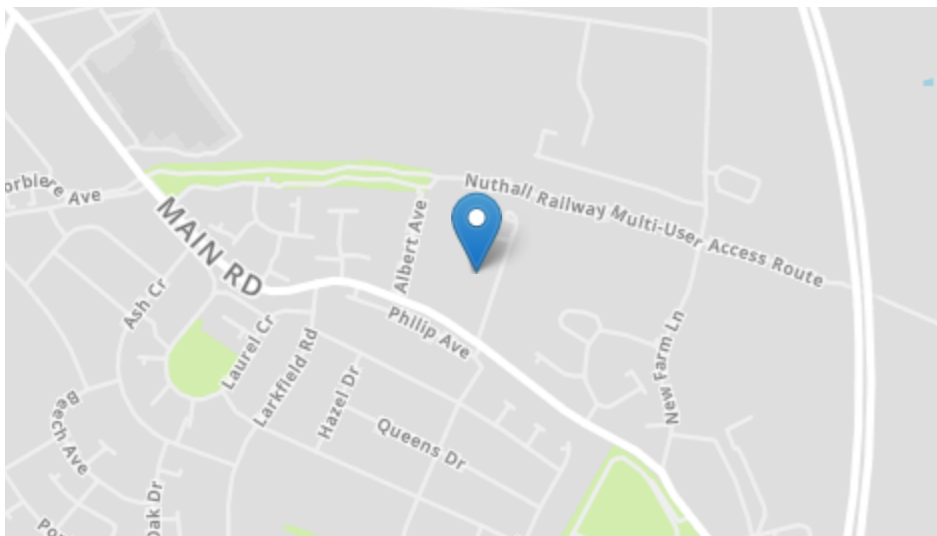
Spencer Drive, Nuthall, NG16 1DQ

Guide Price £600,000



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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 - 26797208



Our Seller says....

- Substantial Detached Family Home
- 4 Bedrooms
- 2 Reception Rooms
- Downstairs WC & Utility Room
- En Suite To Primary Bedroom
- Off Road Parking With Single & Double Garage
- Sought After Location with Countryside Nearby
- No Upward Chain

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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\*\*\* GUIDE PRICE £600,000 - £650,000 \*\*\* \*\* SIMPLY SPECTACULAR! \*\* This is one of those homes which rarely come to market due to the space (inside & out) providing a great environment for families, so it's no surprise why Spencer Drive is so sought-after. With well proportioned rooms including the jaw-dropping dining room with vaulted ceiling this MUST BE VIEWED! Upon entering through the external storm porch, the rather grand entrance hallway gives access to both the internal garage and dining kitchen which in turn leads to the dining room. Overlooked by the galleried landing, this is the hub of the home in which you can just imagine a spectacular setting for Christmas dinner with all the family. The vaulted ceiling is just a sight to behold and the room has plenty of natural light flowing in from the rear, as well as the front where there is a useful lobby area and a downstairs WC. Also running off the dining room is the particularly generous lounge and stairs up to the galleried landing which leads to the 4 DOUBLE bedrooms (en suite to primary), family bathroom & WC. Outside, the driveway & detached double garage provide great off street parking directly off Spencer Drive, whilst the generous lawned rear garden benefits from a high level of privacy & security making this a great place for the kids to enjoy the summer months. Families will also appreciate the favoured school catchments. Transport links are excellent too, with the tram park & ride and a regular bus service both nearby and there is easy access to junction 26 of the M1 motorway. The desirable village of Nuthall sits within half hour of Nottingham City Centre, but there are beautiful countryside walks on the doorstep. We would advise contacting us at an early opportunity to ensure you are in a position to proceed with this exciting new property!

#### Ground Floor

##### Storm Porch

Door to the entrance hall.

##### Entrance Hall

Entrance door to the front, wooden single glazed window to the front, tiled flooring, radiator and doors to the dining kitchen & garage.

##### Dining Kitchen

6.07m x 3.19m (19' 11" x 10' 6") 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: waist height double electric oven, gas hob with extractor over, larder fridge & dishwasher. Single glazed wooden windows to the rear & side, tiled flooring, ceiling spotlights, wooden door leading to the patio & gardens and doors to the dining room and utility room.

##### Dining Room

5.63m x 5.75m (18' 6" x 18' 10") Single glazed wooden window to the rear, 2 single glazed wooden windows to the front, 2 radiators, stairs to the first floor, galleried landing overlooking the dining room. Doors to the lounge, WC and front porch with French doors leading to the front of the property.

##### Lounge

6.03m x 5.75m (19' 9" x 18' 10") Single glazed wooden bay window to the front & single glazed wooden window to the rear, full height brick built fire place with wooden lintels and inset space for fire, 2 radiators and door to the rear garden.

##### WC

WC, pedestal sink unit and obscured wooden window to the rear.

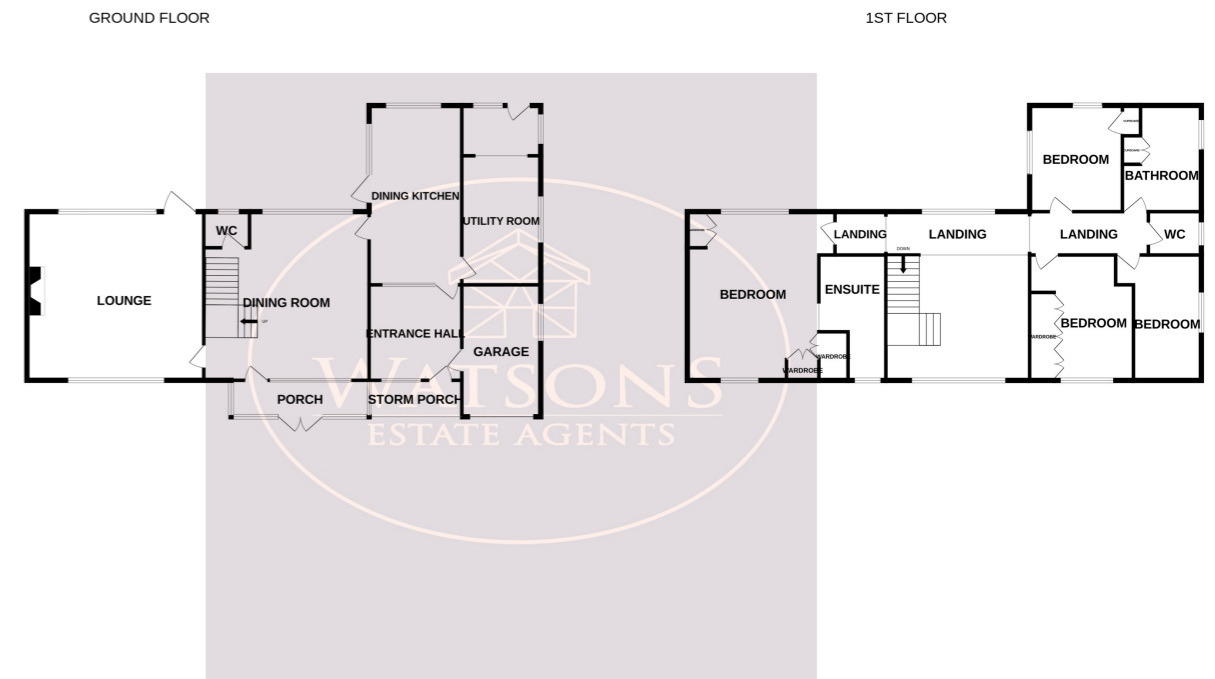
##### Utility

4.19m x 2.75m (13' 9" x 9' 0") A range of matching wall & base units, work surfaces incorporating an inset stainless steel sink & drainer unit. Plumbing for washing machine, wooden single glazed windows to the rear & side and open to the storage area housing the boiler and wooden door to the rear garden.

#### First Floor

##### Galleried Landing

Galleried landing overlooking the dining room. Single glazed wooden window to the rear, radiator and doors to all bedrooms, bathroom and WC.



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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##### Primary Bedroom

5.75m x 4.48m (18' 10" x 14' 8") Single glazed wooden windows to the front & rear, a range of fitted furniture & wardrobes, radiator and door to the en suite.

##### En Suite

4.27m x 2.28m (14' 0" x 7' 6") 4 piece suite in white comprising WC, vanity sink unit, bath with electric shower over and bidet. Single glazed wooden window to the front and access to the attic.

##### Bedroom 2

4.62m x 3.13m (15' 2" x 10' 3") Single glazed wooden window to the front, a range of fitted wardrobes and radiator.

##### Bedroom 3

3.16m x 3.10m (10' 4" x 10' 2") Single glazed wooden windows to the side & rear, radiator and small storage cupboard / wardrobe.

##### Bedroom 4

2.87m x 2.2m (9' 5" x 7' 3") Single glazed wooden window to the side, radiator.

##### Bathroom

3 piece suite in white comprising vanity sink unit, bath and corner shower cubicle with mains fed shower over. Chrome heated towel rail, ceiling spotlights and obscured single glazed wooden window to the side. Airing cupboard housing the hot water tank.

##### WC

WC, wall mounted sink, radiator and obscured single glazed wooden window to the side.

##### Outside

A tarmac driveway provides ample off road parking and leads to the integral single garage and double garage both with up & over door, light and power. The South West facing rear garden comprises a paved patio, generous landscaped lawn, flower bed borders with a range of mature plants, shrubs & trees and is enclosed by wall & timber fencing with gated access to the side as well as a large outbuilding which comprises a garden room and separate storage area.