

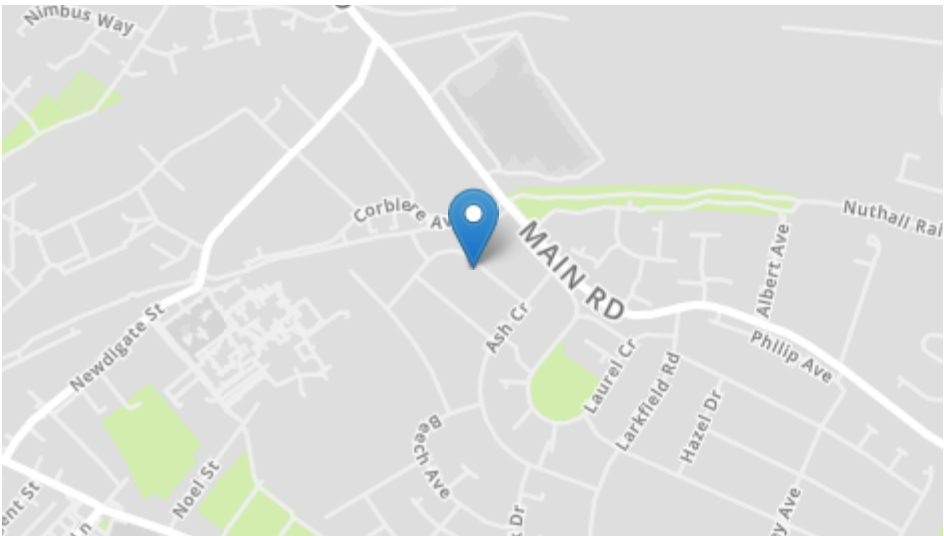
Chestnut Drive, Nuthall, NG16 1EX

Offers Over £280,000



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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		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



- Semi Detached Family Home
- 3 Bedrooms
- 2 Reception Rooms
- Generous Lounge
- Utility Room
- Driveway
- South Facing Rear Garden
- Excellent Road & Public Transport Links
- Walking Distance To Kimberley Town Centre
- Fully Refurbished

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 - 28685395

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



*** NO ORDINARY SEMI *** A great plot on a great street in a popular location, with good schools - these are just a few reasons this is a pretty SPECIAL semi. The fully refurbished accommodation comprises: lounge, dining area, kitchen, utility room, upstairs landing to the 3 good size bedrooms and a recently refitted shower room. Outside, there is good space to the side with a driveway providing off street parking, as well as potential to extend (STPP), whilst the lovely lawned rear is south-facing. Whether you are up-sizing, down-sizing or a first time buyer, this is an excellent 'turn key' option. All the amenities of Kimberley Town Centre are nearby, favoured schools are within walking distance. Transport links are excellent too, with bus, tram and easy access to the M1 motorway, so it's not hard to see why this location is so popular. Call our team now to arrange a viewing.

Ground Floor

Entrance Hall

Composite entrance door to the front, stairs to the first floor, under stairs storage, tiled flooring with underfloor heating, built in storage cupboard/cloakroom, integrated ceiling sound system and doors to the snug, lounge and kitchen.

Snug

3.28m x 2.77m (10' 9" x 9' 1") Integrated ceiling sound system, tiled flooring with under floor heating and French doors to the rear garden.

Lounge

4.79m x 4.43m into the bay (15' 9" x 14' 6") UPVC double glazed bay window to the front, radiator, ceiling spotlights and integrated ceiling sound system.

Dining Area

2.92m x 2.26m (9' 7" x 7' 5") UPVC double glazed window to the rear, tiled flooring with underfloor heating, door to the rear garden and archway through to the utility area.

Kitchen

3.62m x 2.2m (11' 11" x 7' 3") A range of matching wall & base units, quartz work surfaces incorporating an inset sink & drainer unit. Integrated appliances to include: double electric oven & hob with extractor over and fridge freezer. Tiled flooring with underfloor heating, ceiling spotlights, integrated ceiling sound system, door to the front and open to the dining area.

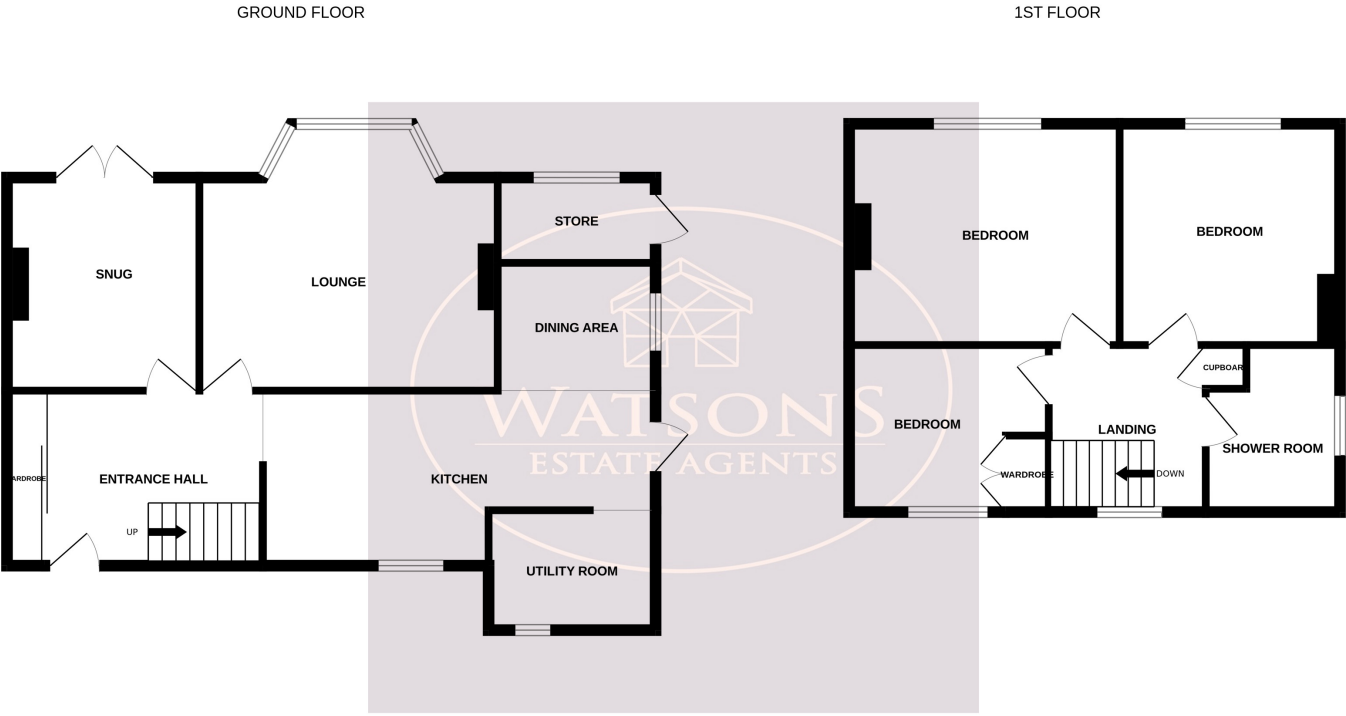
Utility Room

2.23m x 1.31m (7' 4" x 4' 4") A range of matching wall & base units, plumbing for washing machine, tiled flooring with underfloor heating, ceiling spotlights and uPVC double glazed window to the front.

First Floor

Landing

UPVC double glazed window to the front, airing cupboard housing the combination boiler, access to the attic (partly boarded with drop down ladder) and ceiling spotlights. Doors to all bedrooms and shower room.



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

4.15m x 3.3m (13' 7" x 10' 10") UPVC double glazed window to the rear, ceiling spotlights and radiator.

Bedroom 2

3.34m x 3.19m (3.5m max) (10' 11" x 10' 6") UPVC double glazed window to the rear, ceiling spotlights and radiator.

Bedroom 3

3.1m x 2.16m (10' 2" x 7' 1") UPVC double glazed window to the front, fitted double wardrobe, ceiling spotlights and radiator.

Shower Room

3 piece suite in white comprising WC, pedestal sink unit and walk in shower with mains fed dual rainfall effect shower. Chrome heated towel rail, ceiling spotlights, extractor fan and obscured uPVC double glazed window to the side.

Outside

To the front of the property is a turfed lawn, flower bed borders with a range of plants & shrubs and a concrete driveway with parking for 2 cars to the side. The garden is enclosed by timber fencing to the perimeter. To the side of the property is a paved patio with access to the integrated store. The South facing rear garden comprises a paved patio seating area, turfed lawn, flower bed borders with a range of plants & shrubs and timber built shed. The garden is enclosed by timber fencing to the perimeter with gated access to the side.