

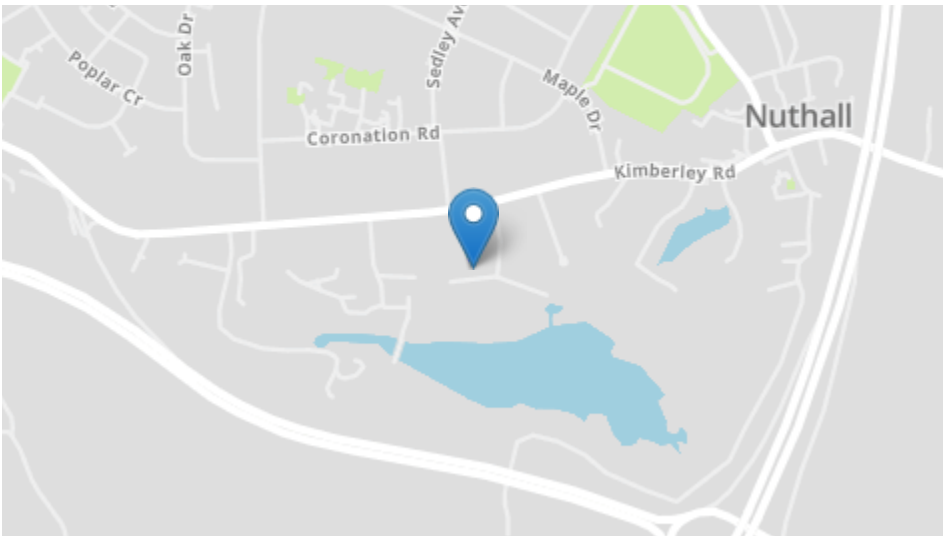
Edward Road, Nuthall, NG16 1DB

Offers Over £475,000



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>	67	
(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	



- Detached Family Home
- 3 Bedrooms
- 3 Reception Rooms
- Downstairs WC & Utility Room
- Generous Driveway
- South Facing Rear Garden With Open Views
- Walking Distance To Kimberley Town Centre
- Excellent Road & Public Transport Links
- Favoured School Catchments
- No Upward Chain

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 - 29303004

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





\*\*\* LAKESIDE VIEWS! \*\*\* WATSONS are excited to present this simply superb EXTENDED 3 bedroom detached home. Occupying a prime spot in Nuthall with a generous south-facing garden overlooking Temple Lake, this represents a rare opportunity to purchase a pretty special long term home. The accommodation in brief comprises: entrance hallway, lounge, dining room, open plan dining kitchen, utility room with downstairs WC and a sun room with open views over the garden and beyond. On the first floor, the landing leads to 3 bedrooms and family bathroom. Families in particular will appreciate the versatile ground floor living accommodation, and the extensive garden simply must be viewed in person to be fully appreciated. To the front of the property there is ample off street parking. This is a particularly desirable location which benefits from favoured school catchments, easy access to a wide range of amenities, as well as excellent transport links with the M1 motorway & tram network not far away. Call our sales team now to arrange a viewing.

Ground Floor

Porch

Arched uPVC double glazed entrance door, wooden door to the entrance hall.

Entrance Hall

Stairs to the first floor, under stair storage and doors to the lounge, dining kitchen, dining room and sun room.

Lounge

4.45m into the bay x 3.74m (14' 7" x 12' 3") UVPC double glazed bay window to the front, radiator and wood effect laminate flooring.

Dining Room

4.2m x 3.7m (13' 9" x 12' 2") Inset space for fire, radiator and French doors leading to the sun room.

Dining Kitchen

5.17m x 3.27m (4.29m max) (17' 0" x 10' 9") A range of matching wall & base units, work surfaces incorporating a country style sink. Space for Range style cooker with extractor over, Integrated dishwasher, and integrated combination boiler. Wood effect laminate flooring, skylight and multi fuel burner. Door to the utility room and French doors to the rear garden.

Utility Room

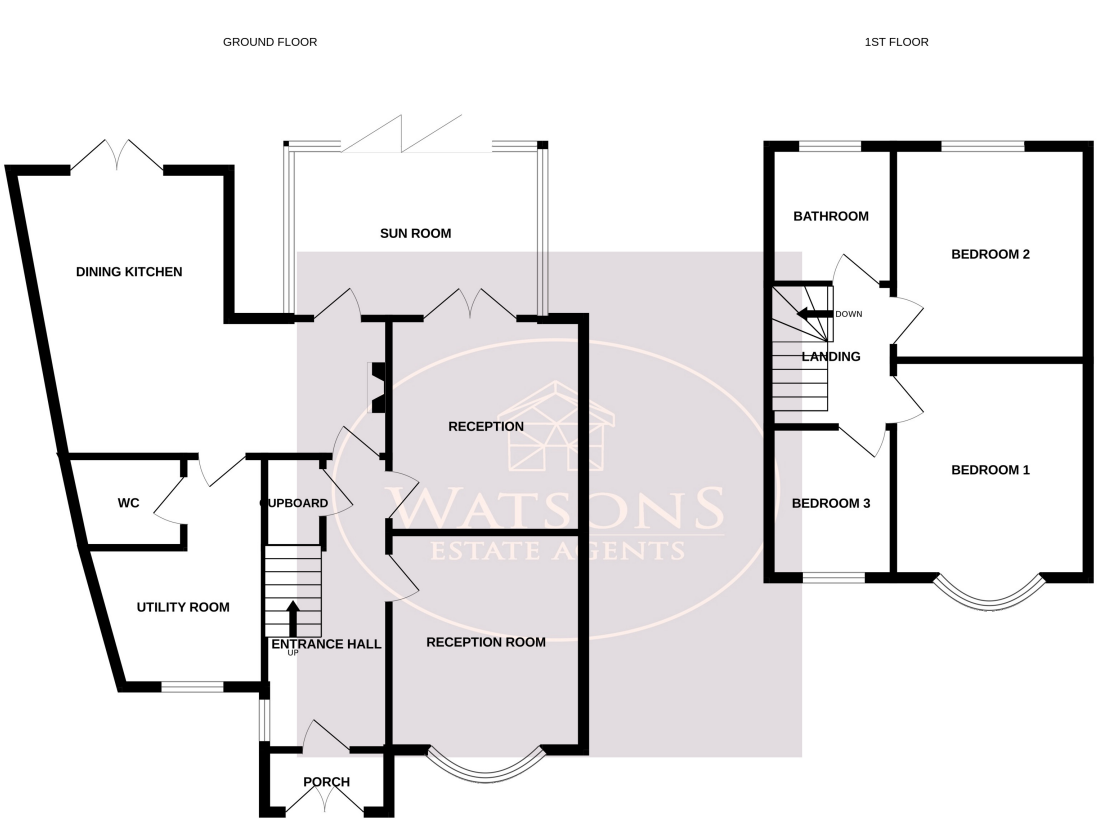
2.91m (4.07m max) x 1.79m (9' 7" x 5' 10") Base unit with stainless steel sink and drainer, work surfaces, uPCV double glazed window to the front, ceiling spotlights, wood effect laminate flooring and door to the WC.

WC

WC, vanity sink unit, heated towel rail and extractor fan.

Garden Room

5.54m x 3.56m (18' 2" x 11' 8") Brick & uPVC double glazed construction, wood effect laminate flooring and bi folding doors to the rear garden.



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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First Floor

Landing

UPVC double glazed window to the side, doors to all bedrooms and bathroom.

Bedroom 1

4.56m into the bay x 3.06m (3.94m max) (15' 0" x 10' 0") UPVC double glazed bay window to the front, fitted wardrobes and radiator.

Bedroom 2

4.23m x 3.14m to the front of the wardrobes (13' 11" x 10' 4") UPVC double glazed window to the rear with open views, fitted wall to wall, floor to ceiling wardrobes and radiator.

Bedroom 3

2.42m x 2.28m (7' 11" x 7' 6") UPVC double glazed bay window to the front and radiator.

Bathroom

3 piece suite in white comprising WC, pedestal sink unit and bath with mains shower over. Chrome heated towel rail, ceiling spotlights, uPVC double glazed window to the rear, tiled flooring and extractor fan.

Outside

To the front of the property a tarmacadam driveway provides ample off road parking. The extensive South facing rear garden is predominantly lawned with mature tree & shrub border, a large paved patio area, established flower beds borders and gravelled sections. The garden has treelined open views toward Temple Lake Estate giving a sense of complete tranquillity and seclusion. The garden is enclosed by timber fencing & hedging with gated access to the side.