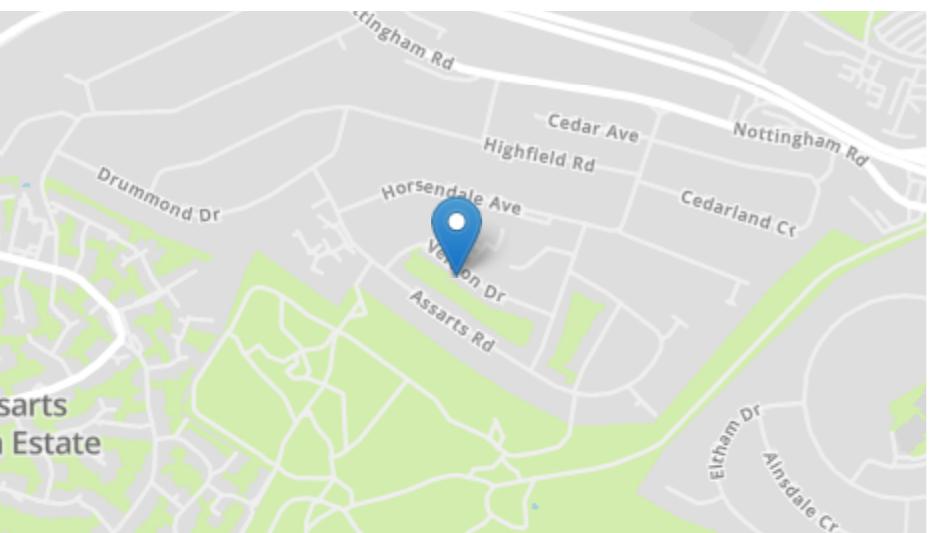


Vernon Drive, Nuthall, NG16 1AR

Guide Price £550,000



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](mailto:mail@watsons-residential.co.uk)

Ref - 29869194

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.



Vernon Drive, Nuthall, NG16 1AR

Guide Price £550,000



- Extended Detached Family Home
- 5 Bedrooms
- 2 Reception Rooms
- Downstairs WC
- Downstairs & First Floor Bathrooms
- Ample Off Road Parking
- South Facing Rear Garden
- Excellent Road & Public Transport Links Including Tram
- Favoured School Catchment

Our Seller says....

40 Main Street, Kimberley, NG16 2LY  
[www.watsons-residential.co.uk](http://www.watsons-residential.co.uk)

0115 938 5577

8am-8pm - 7days



\*\*\* GUIDE PRICE £550,000 - £575,000 \*\*\* ROOM FOR ALL THE FAMILY \*\*\* Having been extended and renovated by the current owners, there is much more than meets the eye on this superb four/five bedroom detached family home. Features include two reception rooms, a wonderful open plan extended dining kitchen, downstairs WC, bedroom(which could be another reception), downstairs bathroom, and a south-facing rear garden amongst others. Briefly comprising; entrance hallway, downstairs WC, sitting room, lounge, inner hallway, bathroom, bedroom(which could be another reception), open plan dining kitchen. To the first floor, four further bedrooms, and a family bathroom, along with a balcony to the front. Outside, to the front is a driveway which provides ample off road parking, and to the rear is a privately enclosed south-facing garden, perfect for summer entertaining. Located on the popular 'Horsendale' estate in Nuthall, nearby amenities include excellent transport and commuter links including the A610 and M1, along with tram routes to Nottingham city centre. The nearby town of Kimberley offers further shops, along with favoured schools. Contact Watsons to arrange a viewing.

#### Ground Floor

#### Porch

UPVC double glazed window and door to the front. Doors to the entrance hall and WC.

#### WC

Obscured uPVC double glazed window to the front, WC, pedestal sink unit and radiator.

#### Entrance Hall

Stairs to the first floor, radiator and doors to the lounge, sitting room and cloak room.

#### Lounge

5.85m x 4.02m (19' 2" x 13' 2") UPVC double glazed window to the rear, feature fire place and radiator. Doors to the dining kitchen and inner hall.

#### Sitting Room

3.93m x 3.03m (12' 11" x 9' 11") UPVC double glazed window to the front, radiator, feature fire place and door to the rear garden.

#### Dining Kitchen

6.28m x 5.55m (20' 7" x 18' 3") A range of matching high gloss wall & base units. Central island offering further storage space and incorporating an inset sink & drainer unit with flexi tap and instant hot water tap. Integrated appliances to include: microwave, undercounter freezer & dishwasher. Plumbing for washing machine, space for Range style cooker with extractor over. Plumbing and wiring for an American Style fridge freezer. LED lighting, vertical radiator, tiled flooring with underfloor heating, uPVC double glazed window to the rear and bi folding doors to the rear garden.

#### Inner Hall

Door to bedroom 5 and bathroom.

#### Bedroom 5

4.11m x 2.22m (13' 6" x 7' 3") UPVC double glazed window to the front and radiator.

#### Bathroom

3 piece suite in white comprising WC, vanity sink unit and walk in shower with side jets. Chrome heated towel rail, velux window, tiled flooring with under floor heating and ceiling spotlights.

#### GROUND FLOOR



#### 1ST FLOOR



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 misdescription. 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 front, airing cupboard housing the hot water tank, access to the attic (partly boarded) and obscured sliding window to the balcony measuring 2.85m x 1.64m. Doors to bedrooms 1, 2, 3 & 4 and family bathroom.

#### Bedroom 1

5.08m x 3.04m (16' 8" x 10' 0") UPVC double glazed windows to the rear and radiator.

#### Bedroom 2

4.09m x 3.19m (13' 5" x 10' 6") UPVC double glazed window to the rear, fitted wardrobes and radiator.

#### Bedroom 3

3.83m x 3.66m (12' 7" x 12' 0") UPVC double glazed window to the rear and radiator.

#### Bedroom 4

3.89m x 2.26m (12' 9" x 7' 5") UPVC double glazed window to the front and radiator.

#### Bathroom

3 piece suite in white comprising WC, vanity sink unit and Whirlpool bath. Obscured uPVC double glazed window to the side, chrome heated towel rail and ceiling spotlights.

#### Outside

To the front of the property a tarmacadam driveway provides ample off road parking. The South facing rear garden offers a good level of privacy and comprises a paved patio seating area, turfed lawn, flower bed borders with a range of plants & shrubs, timber built shed, greenhouse and feature fish pond. The garden is enclosed by timber fencing to the perimeter with gated access to the side.

#### Agents Note

The seller has provided us with the following information: the Vaillant boiler is located in the loft. It is 10 years old and last serviced in 2024.