

7a Nottingham Road, Nuthall, Nottingham, NG16 1DH

Offers Over £180,000



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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 - 29070091



- 17th Century Cottage
- Semi Detached
- One Bedroom
- Woodburner Fire
- Downstairs 4 Piece Bathroom
- Detached Garage
- Original Stonework & Features
- Easy Access To M1 & Kimberley Town Centre

Our Seller says....

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



***** COSY CHARACTER COTTAGE ***** A wonderful grade II listed 17th century cottage, located in Nuthall with bags of charm and original features, perfect for first time buyers, those looking to downsize, or a 'ready to go' investment property lying close to amenities and transport links. In brief, this distinctive property offers a lounge with impressive floor to ceiling brick built open fireplace, four piece bathroom suite and dining kitchen with Inglenook fireplace. A galleried staircase leads to a mezzanine level bedroom where there is a walk in wardrobe, and further study area/storage. Outside, there is a delightful private courtyard and a detached garage. This is a unique property which simply must be viewed. Call Watsons to arrange a viewing.

Entrance Hall

A stable door leads to the entrance hall with door to lounge.

Lounge

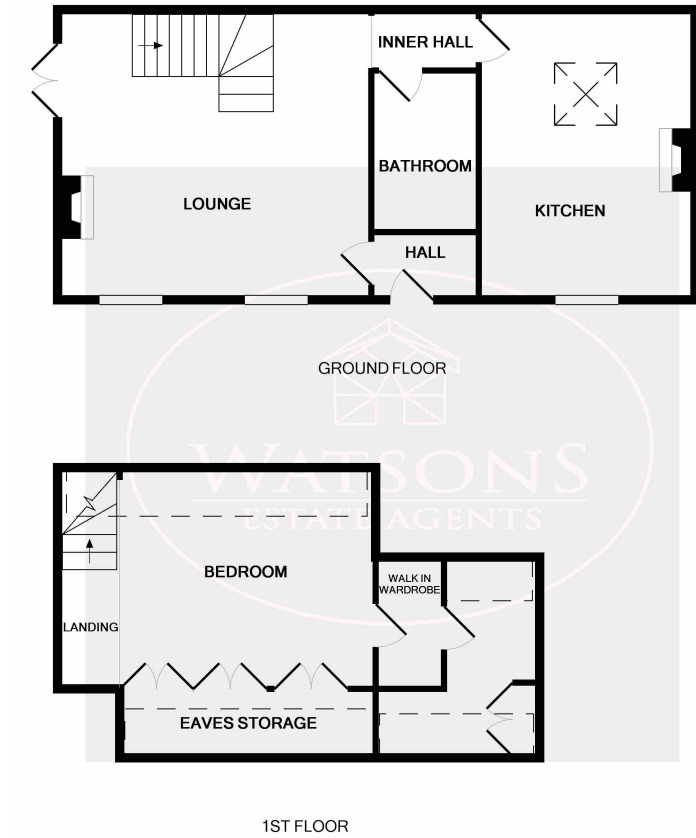
5.01m x 4.46m (16' 5" x 14' 8") Lounge features include original stonework, vaulted ceiling and exposed beams. The focal point of this room is the brick built open fireplace with multi fuel burner and tiled hearth. Two single glazed windows to the side, uPVC french doors opening on to the private courtyard, galleried staircase to the mezanine level, two radiators, under stair storage and door to the inner hall.

Inner Hall

Ceiling spotlights. Doors to kitchen and bathroom.

Bathroom

4 piece suite in white comprising WC, pedestal sink unit, panelled bath, shower cubical with electric shower. Extractor fan, ceiling spotlights, radiator.



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Kitchen

4.63m x 3.39m (15' 2" x 11' 1") A range of shaker style wall & base units, work surfaces incorporating a stainless steel sink & drainer unit. Integrated appliances to include: fridge, freezer, chest height oven & grill, gas hob extractor over. Plumbing for washing machine and dishwasher. Feature inglenook fireplace incorporating an electrical wood burner style fire. Vaulted ceiling section with skylight, original beams and ceiling spotlights. Storage cupboard incorporating the boiler, tiled flooring, double glazed window to the side and radiator.

Bedroom

3.78m x 2.67m (12' 5" x 8' 9") Exposed original wooden beams, skylight, eaves storage, track spotlights, door to walk in wardrobe.

Walk In Wardrobe

There is a small walk in wardrobe with shelving and hanging space with a door to a further walk in wardrobe and storage room with access to the hot water tank.

Outside

To the rear of the property there is a private courtyard bordered by original stone walls and comprising paved patio seating area and gravel beds. A detached single garage with power supply sits at the end of a shared access driveway to the side of the property. Further on street parking is available to the front.