

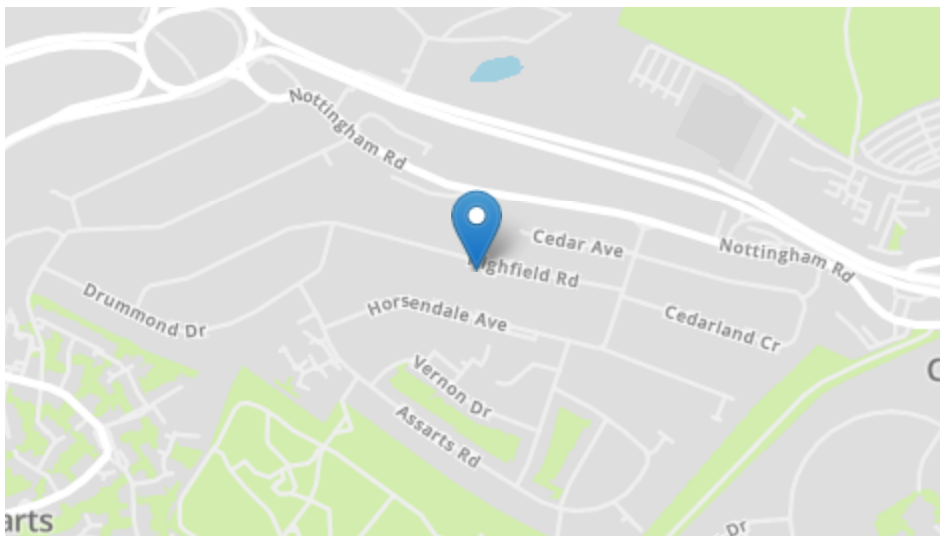
Highfield Road, Nuthall, NG16 1BQ

OFFERS OVER £400,000



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want to view?

Call us on 0115 938 5577

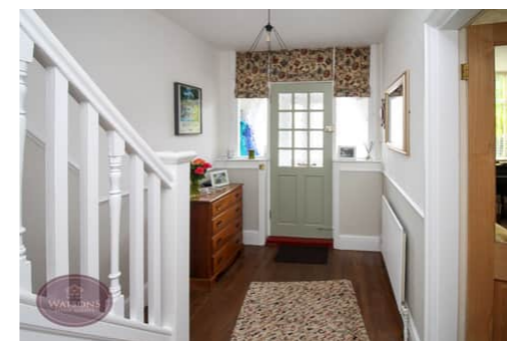
Our lines are open 8am - 8pm

7 Days a week

or email

mail@watsons-residential.co.uk

Ref - 25529031



- Extended Detached Family Home
- 5 Bedrooms
- 2 Reception Rooms
- Downstairs WC
- Off Road Parking & Garage
- South Facing Rear Garden
- Excellent Road & Public Transport Links Including Tram
- Favoured School Catchment
- Ease Of Access To A610 & M1

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.



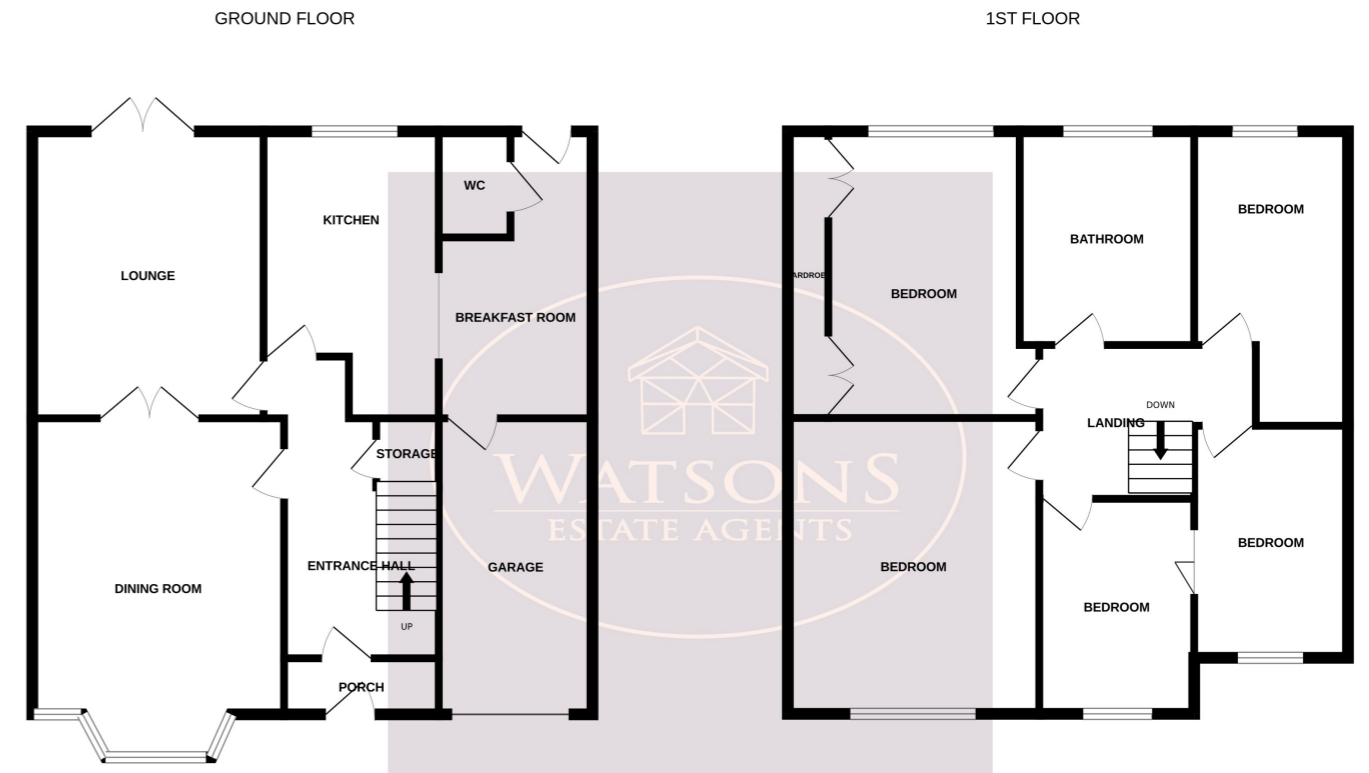
40 Main Street, Kimberley, NG16 2LY

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0115 938 5577

8am-8pm - 7days





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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\*\*\* TICK THOSE BOXES \*\*\* Plenty of bedrooms? - TICK! Multiple reception rooms? - TICK! Large garden for the family to enjoy? TICK! This extended traditional home really does have it all. The accommodation comprises in brief; entrance hall, dining room with bay window, lounge with French doors to the rear garden, kitchen with open access to a breakfast area and a downstairs WC. On the first floor, the landing leads to five good size bedrooms and a spacious family fitted with a white three piece suite. Outside, the private rear garden has been beautifully maintained by our seller and comprises of a block paved patio area, well tended lawn & established flower bed borders. The garden is enclosed by timber fencing with gated access to the side. To the front of the property a driveway provides off road parking and leads to the single integral garage. Highfield Road is located on the 'Horsendale' estate which is particularly sought after for its favoured school catchments (primary and secondary) and excellent public transport links. For more information, or to book your viewing, call our team.

## Ground Floor

### Porch

Entrance door, quarry tiled flooring and door to the entrance hall.

### Entrance Hall

Stairs to the first floor, under stair storage, radiator, solid oak flooring and doors to the lounge, kitchen and dining room.

### Lounge

5.08m x 3.57m (16' 8" x 11' 9") 2 uPVC double glazed window to the rear, radiator, real flame gas fire and French doors leading to the rear garden.

### Dining Room

4.81m into the bay x 3.85m (15' 9" x 12' 8") UPVC double glazed bay window to the front, real flame gas fire, radiator and double doors to the lounge.

### Kitchen

4m (max) x 2.45m (13' 1" x 8' 0") 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 electric oven & gas hob with extractor over and radiator, uPVC double glazed window to the side and door to the rear lobby.

### Breakfast Room

Doors to the WC, rear garden and garage with utility area.

### WC

WC, vanity sink unit, radiator and airing cupboard housing the Worcester Bosch combination boiler.

## First Floor

### Landing

Radiator and doors to all bedrooms and family bathroom.

### Bedroom 1

4.79m x 3.49m (15' 9" x 11' 5") UPVC double glazed window to the rear, a range of fitted furniture, ceiling spotlights and radiator.

### Bedroom 2

4.6m x 3.58m (15' 1" x 11' 9") UPVC double glazed bay window to the front, built in wardrobe, wood effect laminate flooring and radiator.

### Bedroom 3

2.97m (4.56m max) x 2.47m (9' 9" x 8' 1") UPVC double glazed windows to the side & rear, wood effect laminate flooring and radiator.

### Bedroom 4

2.82m x 2.46m (9' 3" x 8' 1") UPVC double glazed window to the front, wood effect laminate flooring, radiator and door to bedroom 5.

### Bedroom 5

2.78m x 2.37m (9' 1" x 7' 9") UPVC double glazed window to the front, wood effect laminate flooring and radiator.

### Bathroom

3 piece suite in white comprising WC, pedestal sink unit and bath with mains fed dual rainfall effect shower over. Traditional radiator, chrome heated towel rail, ceiling spotlights, obscured uPVC double glazed window to the rear and access to the attic.

### Outside

To the front of the property is a brick paved driveway providing ample off road parking leading to the garage measuring 4.75m x 2.51m with double doors and power and plumbing for washing machine and dishwasher. The rear garden offers a good level of privacy and comprises a block paved patio, lawned garden and flower bed borders with a range of plants & shrubs. The garden is enclosed by timber fencing to the perimeter with gated access to the side.