

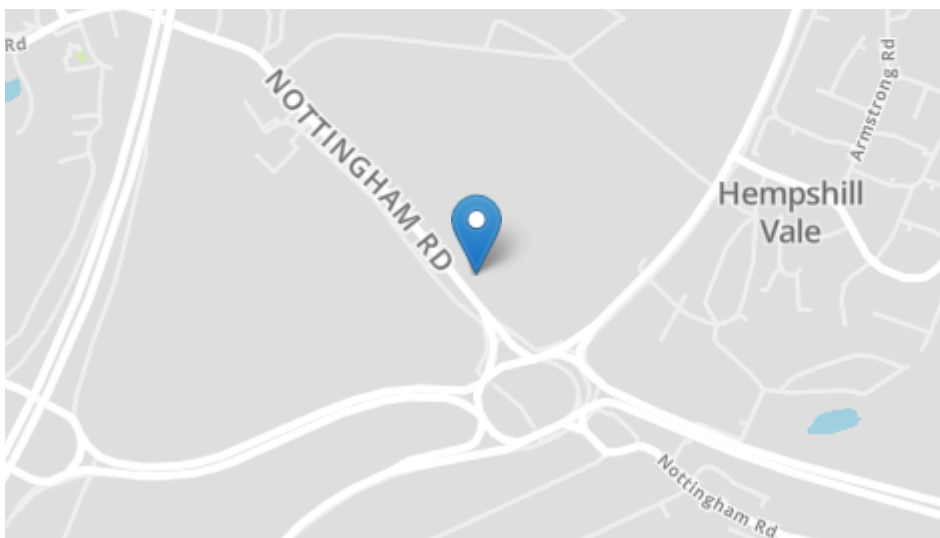
Nottingham Road, Nuthall, NG16 1DN

Offers Over £550,000



Nottingham Road, Nuthall, NG16 1DN

Offers Over £550,000



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
		70	84
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	



- Stunning Detached Family Home
- 4/5 Bedroom/Study
- En Suite & Family Bathroom
- Modern Generous Dining Kitchen
- Downstairs WC & Utility Room
- Gated Driveway, Garage & Carport
- Excellent Road & Public Transports Links
- Fully Renovated Throughout
- Planning Approved for Large Wrap Around Extension 22/00382/FUL

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 - 27936198

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





\*\*\*TURN THE KEY AND MOVE IN\*\*\* A stunning, fully renovated and extended four/five bedroom detached family home located on this sought after stretch of Nottingham Road in Nuthall, close to fantastic road links and amenities, the property has undergone a transformation including a superb open plan kitchen/living/diner, bespoke summer house, and comes with planning permission for a further wrap around extension (Ref 22/00382/FUL). Briefly comprising; entrance hallway, lounge, open plan kitchen/living/diner, utility room, study/bedroom 5, downstairs WC. To the first floor, four generous bedrooms, primary with en-suite, and family bathroom. Outside, to the front, the property is set back from the road and with a gated driveway providing ample off road parking and leading to the garage and carport. The substantial rear garden is private and mature, and comes with a bespoke summerhouse offering a variety of uses. Located on a sought after stretch of Nottingham Road in Nuthall, the property is ideally located for commuters, with the A610 and M1 close by, whilst Kimberley town centre is a short drive away for amenities. Contact Watsons today to avoid disappointment and arrange your viewing.

#### Ground Floor

##### Entrance Hall

UPVC double glazed window to the side, entrance door to the front, radiator, stairs to the first floor, door to the WC, cellar bedroom 5/study and lounge.

##### WC

WC, vanity sink unit and radiator.

##### Cellar

4.3m x 2.12m (14' 1" x 6' 11")

##### Lounge

4.74m x 3.42m (15' 7" x 11' 3") UPVC double glazed bay window to the front, wood effect laminate flooring, radiator and inset log burner with wooden lintel over.

##### Bedroom 5/Study

3.81m x 3.37m (12' 6" x 11' 1") UPVC double glazed window to the side & uPVC double glazed bay window to the front, radiator.

##### Dining Kitchen

8.47m x 3.79m (27' 9" x 12' 5") A range of matching wall & base units, work surfaces incorporating an inset sink & drainer unit. Integrated appliances to include; double electric oven & hob with extractor over, microwave, fridge freezer, washing machine & dishwasher. Central island offering further storage space and with integrated wine fridge, plumbing and wiring for an American style fridge freezer, ceiling spotlights, wood effect laminate flooring, radiator and bi folding doors leading to the rear garden.

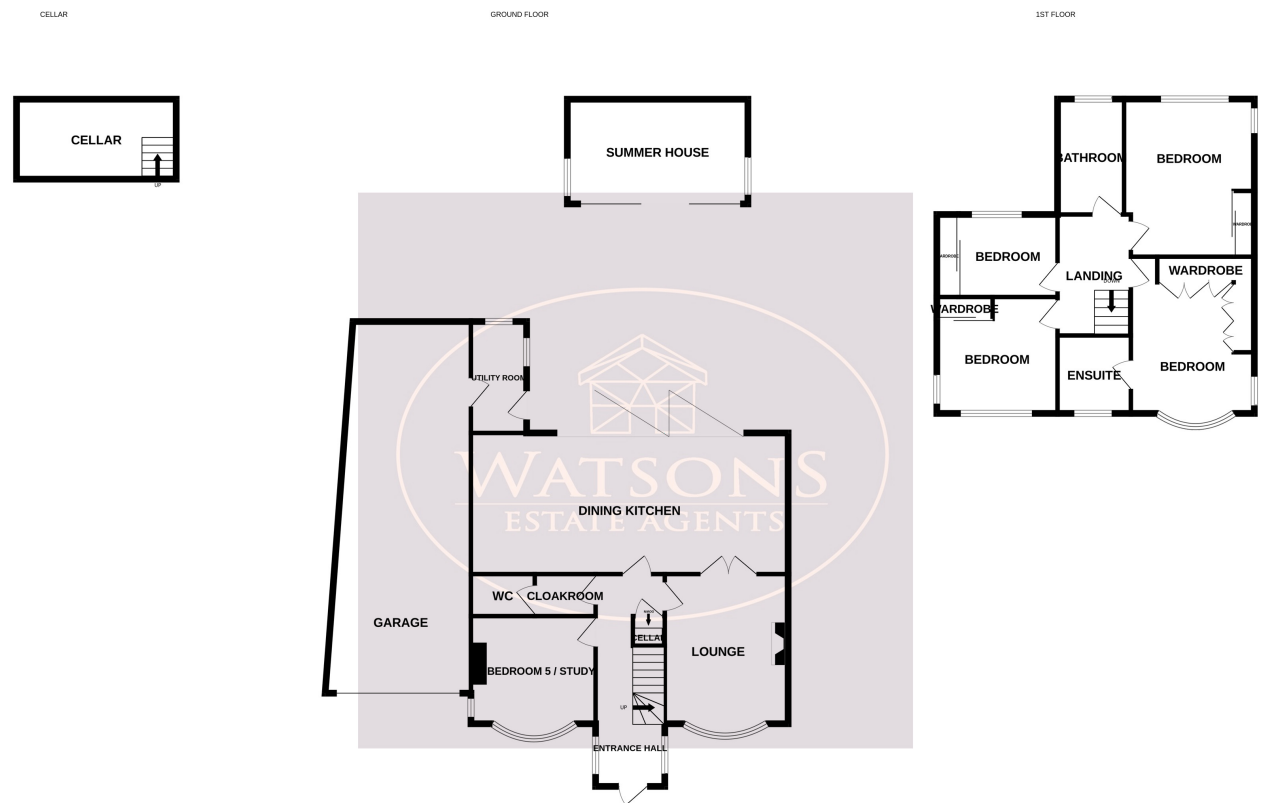
##### Utility Room

2.99m x 1.5m (9' 10" x 4' 11") Accessed from the rear garden. A range of matching wall & base units, work surfaces incorporating an inset sink & drainer unit, plumbing for washing machine & dryer. UPVC double glazed windows to the side & rear and door to the side.

#### First Floor

##### Landing

Access to the attic (partly boarded) and doors to the primary bedroom and bedrooms 2, 3 & 4 and family bathroom.



##### Primary Bedroom

4.69m x 3.65m (15' 5" x 12' 0") UPVC double glazed bay window to the front, fitted wardrobe and radiator. Door to the en suite.

##### En Suite

3 piece suite in white comprising WC, vanity sink unit with table top sink and shower cubicle. Chrome heated towel rail, extractor fan and obscured uPVC double glazed window to the front.

##### Bedroom 2

4.12m x 3.49m (13' 6" x 11' 5") UPVC double glazed windows to the rear & side, fitted wardrobe and radiator.

##### Bedroom 3

3.39m x 3.12m (11' 1" x 10' 3") UPVC double glazed window to the front, fitted wardrobe and radiator.

##### Bedroom 4

2.91m x 2.39m (9' 7" x 7' 10") UPVC double glazed window to the rear, fitted wardrobe and radiator.

##### Bathroom

4 piece suite in white comprising WC, vanity sink unit with table top sink, whirlpool bath and shower cubicle. Ceiling spotlights and obscured uPVC double glazed window to the rear.

##### Outside

To the front of the property are plum slate beds and external power points. A block paved driveway provides ample off road parking and leads to the tandem garage measuring 9.15m x 3.17m with up & over door and power and carport with room to store a caravan/motorhome. The driveway is enclosed by hedge borders and is secured by wrought iron gates to the front. The rear garden offers a good level of privacy and comprises a paved patio, flower bed borders with a range of mature plants, shrubs & trees, external tap & power points, steps down to a generous turfed lawn, a further paved patio seating area and log store. Summer house with broadband, light and power, plumbing for a hot tub and paved patio seating area to the front. The garden is enclosed by hedge and timber fencing to the perimeter and secured by wooden gates to the side.