

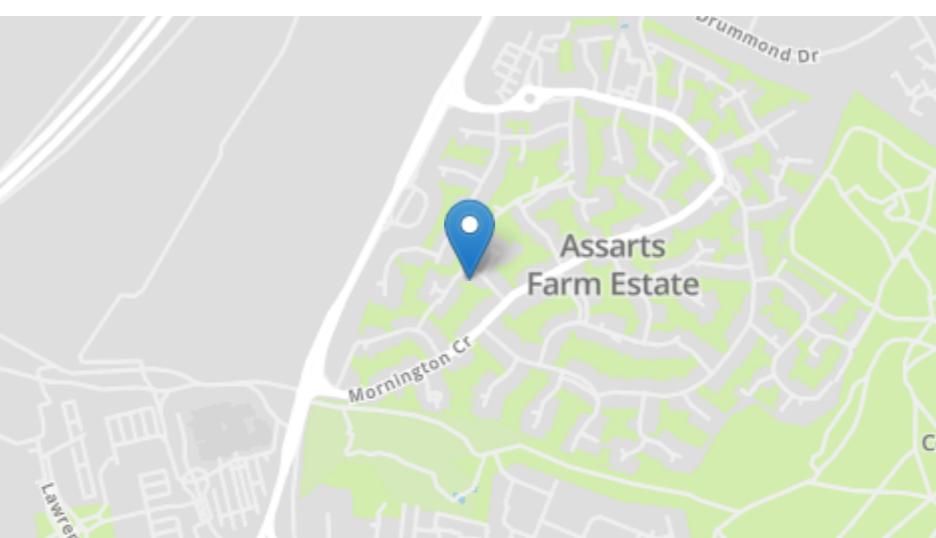
Perivale Close, Nuthall, Nottingham, NG16 1QG

£375,000



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£375,000



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

Ref - 29861334

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

Our Seller says....



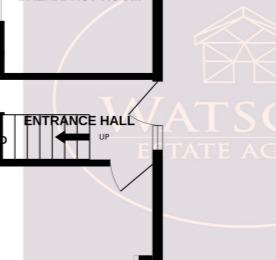
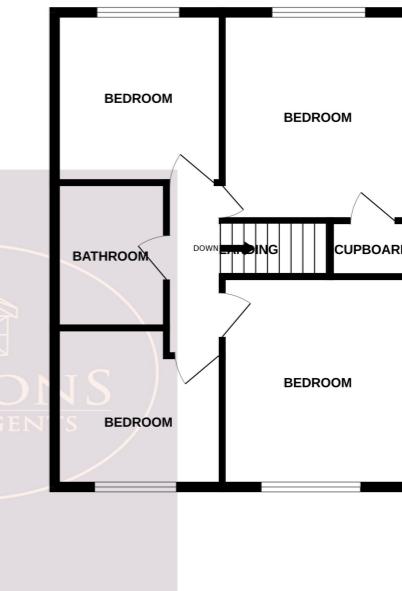
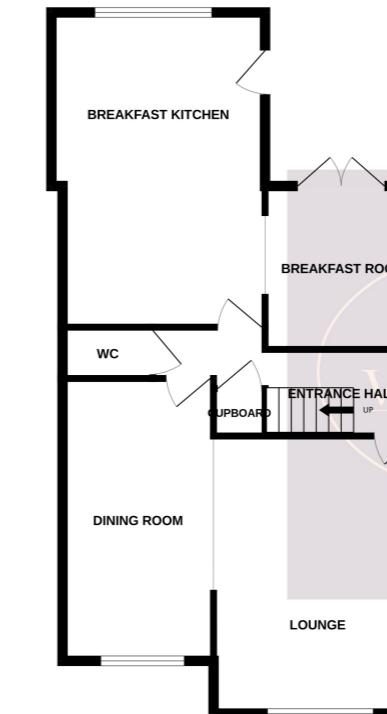
- Detached Family Home
- 4 Bedrooms
- 2 Reception Rooms
- Modern Dining Kitchen
- Downstairs WC
- Off Road Parking
- Popular Cul De Sac Location
- Excellent Road & Public Transport Links Including Tram
- Ease of Access to M1 & A610



\*\*\* YOU CAN'T FAIL WITH PERIVALE! \*\*\* Well positioned on a cul-de-sac within the well regarded Mornington area of Nuthall, this detached home has 2 reception rooms, downstairs wc and 4 DOUBLE bedrooms. With favoured school catchments, it is a MUST VIEW for families. In brief, the accommodation comprises: entrance hall, cloaks/WC, lounge being open plan to a reception room, fitted kitchen with breakfast island and separate breakfast room with french doors leading out to the rear garden. Upstairs, the landing leads to the 4 bedrooms and family bathroom with feature Spa bath & separate shower enclosure. outside, there is a lovely lawned garden to the rear and a driveway to the front providing off street parking. This location is an easy commute to Nottingham City Centre, whilst there is easy access to the M1 motorway and Phoenix Park tram terminus. Call us on 01159385577 (option 1) to book your viewing.

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 floorplan is for illustrative purposes only and should not be used as a guide 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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## Ground Floor

### Storm Porch

UPVC double glazed entrance door to the side.

### Entrance Hall

Radiator, stairs to the first floor, understairs storage cupboard and doors to the lounge, dining kitchen and WC.

### WC

WC, wall mounted sink, extractor fan and radiator.

### Lounge

4.8m x 3.63m (15' 9" x 11' 11") UPVC double glazed window to the front, gas fire, radiator and open to the dining area.

### Dining Area

4.86m x 2.33m (15' 11" x 7' 8") UPVC double glazed window to the front and radiator.

### Dining Kitchen

5.42m x 3.31m (17' 9" x 10' 10") A range of matching wall & base units, work surfaces incorporating an inset stainless steel sink & drainer unit. Integrated appliances to include: waist height double oven, microwave, dishwasher and washing machine. Central island offering further storage space and housing a gas hob and breakfast bar. Plumbing and wiring for an American style fridge freezer. UPVC double glazed windows to the rear & side, radiator, door to the rear garden and open to the breakfast room.

### Breakfast Room

2.91m x 2.63m (9' 7" x 8' 8") Radiator, tiled flooring and French doors to the rear garden.

### First Floor

### Landing

Doors to all bedrooms and bathroom.

### Bedroom 1

3.46m x 3.35m (11' 4" x 11' 0") UPVC double glazed window to the rear, walk in wardrobe and radiator.

### Bedroom 2

3.33m x 2.97m (10' 11" x 9' 9") UPVC double glazed window to the rear and radiator.

### Bedroom 3

2.92m x 2.08m (9' 7" x 6' 10") UPVC double glazed windows to the front and radiator.

### Bedroom 4

2.9m x 2.49m (9' 6" x 8' 2") UPVC double glazed window to the rear and radiator.

### Bathroom

4 piece suite in white comprising WC, wall mounted sink, whirlpool bath and shower cubicle. Obscured uPVC double glazed window to the side, chrome heated towel rail and ceiling spotlights.

### Outside

To the front of the property are gravel beds with flower bed borders with a range of plants & shrubs. A tarmacadam driveway provides ample off road parking. The rear garden comprises a paved patio seating area, turfed lawn, flower bed borders with a range of plants & shrubs and timber built shed. 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 boiler is located in loft and is 12 years old. It was last serviced in 2024.