

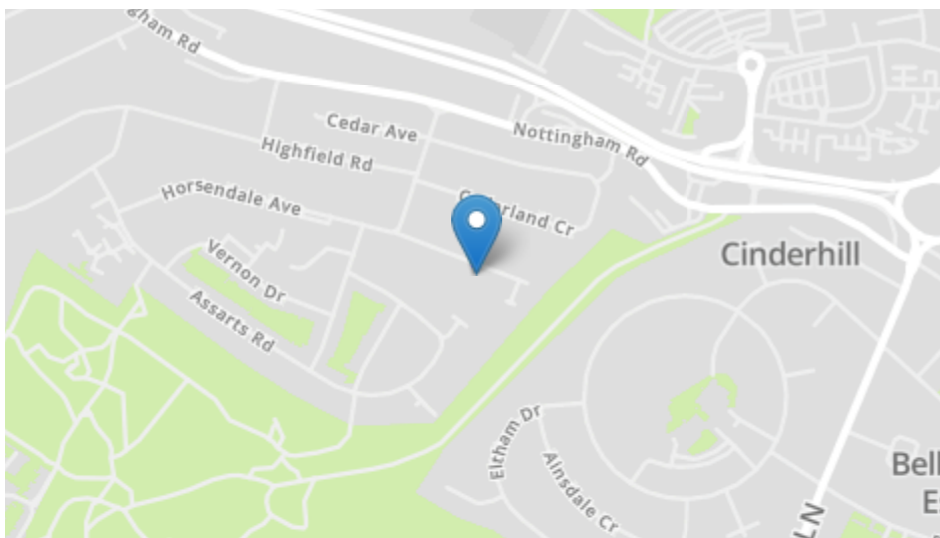
Gloucester Avenue, Nuthall, Nottingham, NG16 1AL

Guide Price £375,000



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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 - 26754578

Our Seller says....

- Detached Family Home
- 4 Good Size Bedrooms
- Open Plan Lounge Diner
- Newly Fitted Kitchen
- Driveway & Garage
- Popular Residential Location
- Excellent Road & Public Transport Links Including Tram
- Well Presented Throughout

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.



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*** GUIDE PRICE £375,000 - £400,000 *** **LOOKING FOR A LONG TERM FAMILY HOME?***** Located in a sought after cul de sac on the 'Horsendale' Estate, this extended detached sits on a generous plot and would be perfect for families looking for their forever home. Features include a newly fitted kitchen, 4 good size bedrooms, a spacious lounge diner, generous rear garden and ample off road parking. The accommodation comprises in brief; entrance hall, WC, open plan lounge and dining area and a newly fitted kitchen. On the first floor, the landing leads to four good size bedrooms, a separate WC and the family bathroom which is fitted with a contemporary four piece suite. Outside, the large rear garden is predominantly lawned with a patio area and fencing to the perimeter. To the front of the property, a block paved driveway provides ample off road parking and leads to an integral single garage. Gloucester Avenue is located on a sought after residential development in Nuthall with easy access to schools, amenities, road & transport links including the A610 & Phoenix park tram terminus. For more information or to book your viewing, call our team.



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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Ground Floor

Porch

Composite entrance door and door to the entrance hall.

Entrance Hall

Stairs to the first floor, under stairs storage cupboard, wood effect laminate flooring, radiator and doors to the lounge/diner and kitchen.

Lounge/Diner

7.12m x 3.41m (23' 4" x 11' 2") UPVC double glazed window to the front, wood effect laminate flooring, 2 radiators and French doors to the rear garden.

Kitchen

5.41m x 3.26m (1.97m min) (17' 9" x 10' 8") A range of matching wall & base units, work surfaces incorporating a one & a half bowl stainless steel sink & drainer unit. Integrated appliances to include: electric oven & hob with extractor over and washing machine. uPVC double glazed windows to the rear and side, doors leading to the garage and rear garden.

First Floor

Landing

UPVC double glazed window to the front, radiator, storage cupboards & fitted wardrobes, access to the attic and doors to all bedrooms and the family bathroom.

Bedroom 1

3.48m x 3.45m (11' 5" x 11' 4") UPVC double glazed window to the front, radiator and ceiling spotlights.

Bedroom 2

3.45m x 3.19m (11' 4" x 10' 6") UPVC double glazed window to the rear and radiator.

Bedroom 3

2.77m x 2.6m (9' 1" x 8' 6") UPVC double glazed window to the rear and radiator.

Bedroom 4

2.6m x 2.38m (8' 6" x 7' 10") UPVC double glazed window to the front and radiator.

Bathroom

4 piece suite in white comprising WC, vanity sink unit, bath and corner shower cubicle with electric shower. Vertical radiator, heated towel rail, ceiling spotlights, extractor fan and obscured uPVC double glazed window to the rear.

WC

WC, pedestal sink unit, ceiling spotlights and obscured uPVC double glazed window to the side.

Outside

To the front of the property is a paved driveway providing ample off road parking and leading to the single garage with up & over door, light, power and housing the wall mounted combination boiler. The generous rear garden is predominantly lawned with a paved patio area, timber shed and external tap. The garden is enclosed by timber fencing & hedging with gated access to the side.