

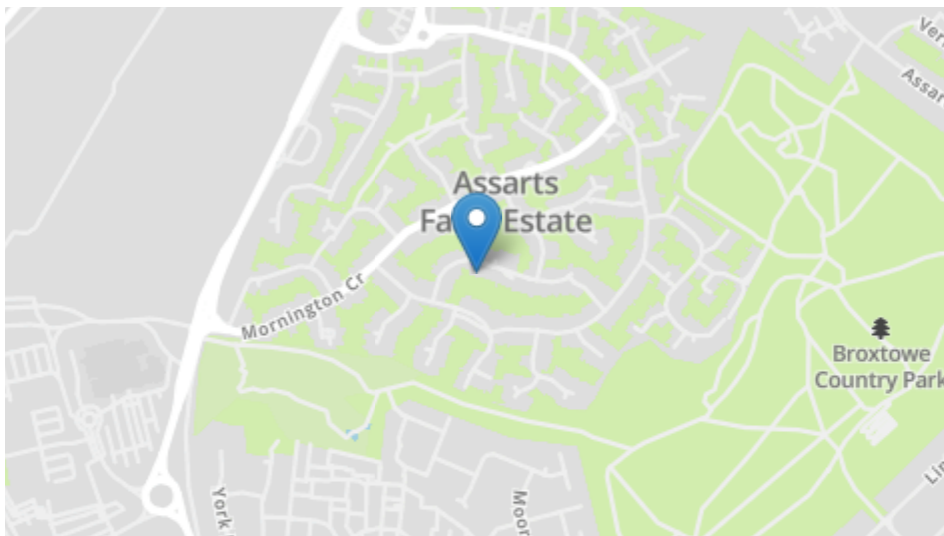
Arnos Grove, Nuthall, NG16 1QA

Guide Price £375,000



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



Our Seller says....

- Detached Family Home
- 4 Double Bedrooms
- En Suite To Primary Bedroom
- Open Plan Kitchen & Dining Area
- Downstairs WC
- Off Road Parking & Garage
- Popular Residential Location
- Favours School Catchment
- Ease Of Access To A610 & M1

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 - 25514489

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

GROUND FLOOR
653 sq.ft. (60.7 sq.m.) approx.1ST FLOOR
586 sq.ft. (54.4 sq.m.) approx.

TOTAL FLOOR AREA : 1239 sq.ft. (115.1 sq.m.) approx.

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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*** GUIDE PRICE £375,000 - £400,000 *** ** FAMILY FAVOURITE ** Located on the sought after Mornington estate in Nuthall, this 4 bedroom detached property occupies a quiet cul de sac position and enjoys a good level of privacy to both front & rear. The accommodation has been well maintained by our sellers and comprises in brief comprises to the ground floor; entrance porch, hall, spacious lounge and open plan dining kitchen and integral garage. To the first floor a landing giving access to four double in size bedrooms, family bathroom and en suite to the primary bedroom. To the outside a front garden with driveway providing off road parking and leading to the garage, to the rear an enclosed garden. The property sits in a pleasant cul-de-sac amongst similar executive properties and has easy access to a number of amenities including a children's play park, doctors surgery & family pub restaurant. Road & Transport links are excellent with the A610, Junction 26 of the M1 nad Phoenix Park tram Terminus being just a short drive away.

Ground Floor

Entrance Porch

Composite entrance door to the front, uPVC double glazed window to the front and door to the entrance hall.

Entrance Hall

Stairs to the first floor, wood effect laminate flooring, under stairs storage and doors to the lounge, dining kitchen and WC.

WC

WC, wall mounted sink and radiator.

Lounge

4.78m x 3.96m (15' 8" x 13' 0") Wood effect laminate flooring, radiator and uPVC double glazed sliding patio doors leading to the rear garden.

Dining Kitchen

7.57m x 2.57m (24' 10" x 8' 5") A range of matching wall & base units, work surfaces incorporating a sink & drainer unit. Integrated appliances to include: electric oven & gas hob with extractor over, washing machine and dishwasher. Tiled flooring, ceiling spotlights, uPVC double glazed window to the front and uPVC double glazed French doors leading to the rear garden.

First Floor

Landing

UPVC double glazed window to the front, storage cupboard, wood effect laminate flooring, radiator and doors to all bedrooms and bathroom.

Primary Bedroom

3.94m x 3.25m (12' 11" x 10' 8") UPVC double glazed window to the rear, radiator, wood effect laminate flooring and door to the en suite.

En Suite

3 piece suite in white comprising WC, pedestal sink unit and shower cubicle. Chrome heated towel rail and obscured uPVC double glazed window to the side.

Bedroom 2

3.43m x 3.02m (11' 0" x 9' 11") UPVC double glazed window to the rear, radiator and wood effect laminate flooring.

Bedroom 3

3.43m x 2.9m (11' 3" x 9' 6") UPVC double glazed window to the front, wood effect laminate flooring and radiator.

Bedroom 4

2.72m x 2.67m (8' 11" x 8' 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 shower over. Chrome heated towel rail and obscured uPVC double glazed window to the front.

Outside

To the front of the property is a turfed lawn. A tarmac driveway provides ample off road parking and leads to the integral garage with up & over door, power and utility area. The rear garden offers a good level of privacy and comprises a turfed lawn, flower bed borders with a range of mature plants & shrubs, covered storage area and is enclosed by timber fencing to the perimeter with gated access to the side.