

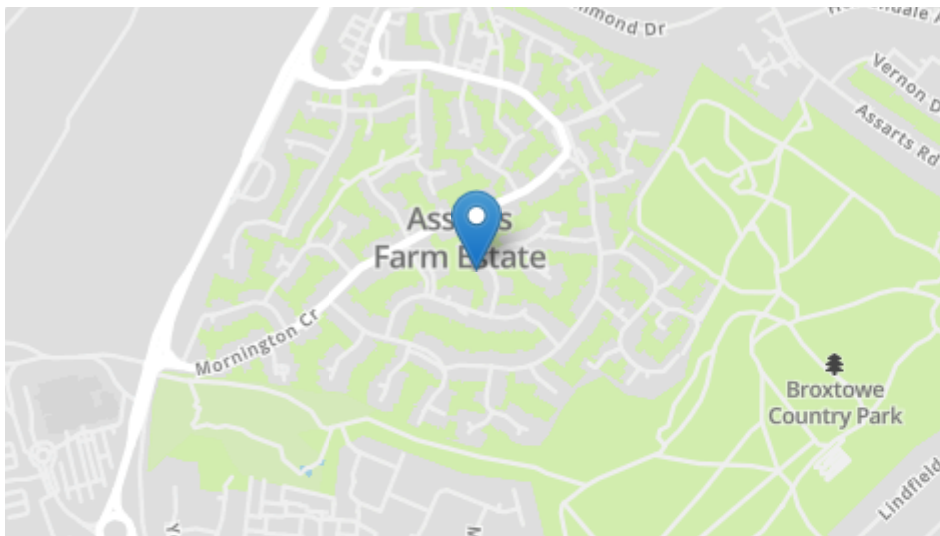
Northolt Drive, Nuthall, NG16 1QX

£425,000



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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 - 27269995

- Extended Detached Family Home
- 4 Bedrooms
- En Suite & Dressing Area To Primary Bedroom
- 2 Reception Rooms & Conservatory
- Downstairs WC & Utility Room
- Driveway & Double Garage
- Private South West Facing Garden
- Walking Distance To Amenities
- No Upward Chain

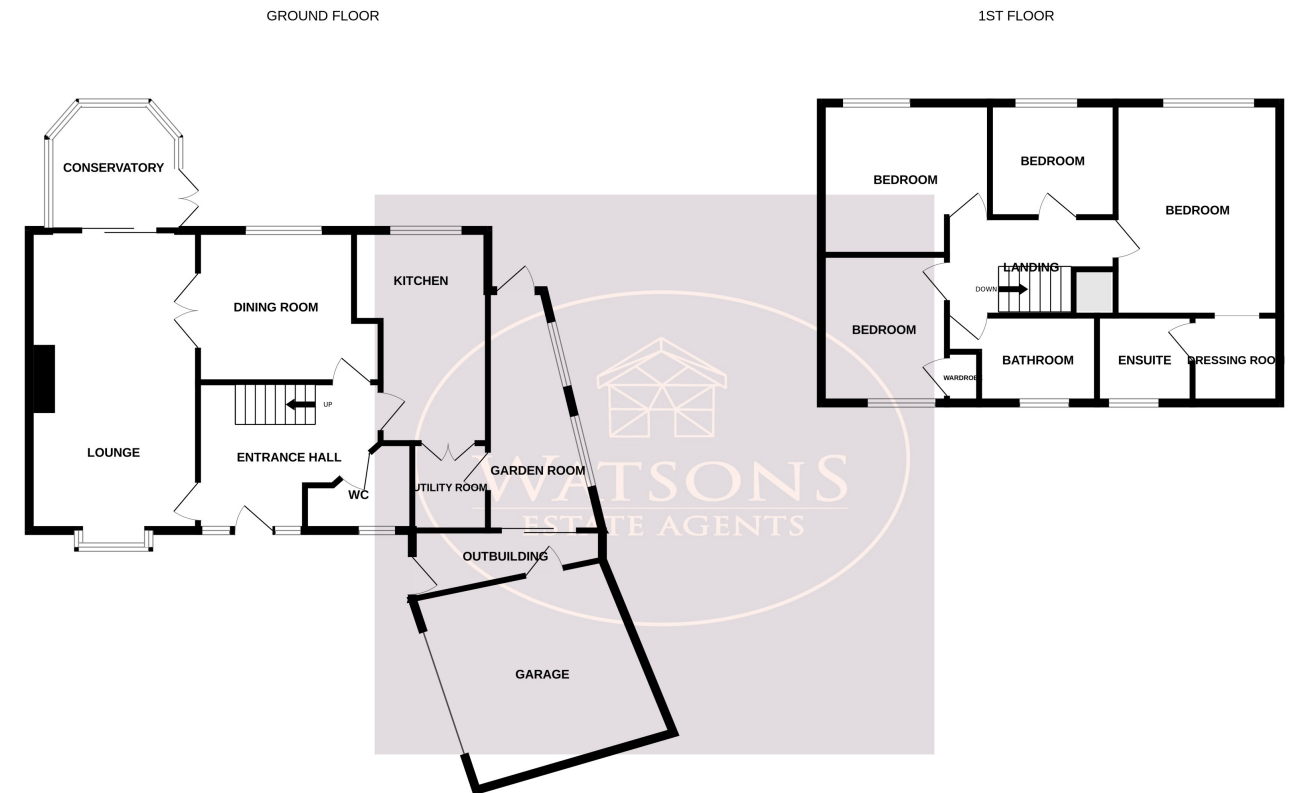
Our Seller says....

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*** MORNINGTON MAGIC *** Located on a quiet street on the desirable Mornington Estate in Nuthall, this EXTENDED family home comes to the market with NO UPWARD CHAIN and offers more space than most at this price point. It will tick a lot of boxes for families, so we recommend calling our sales team NOW to arrange a viewing. The accommodation in brief comprises: entrance hall, wc, lounge, dining room, dining kitchen, utility room, conservatory, upstairs landing to the 4 bedrooms (en suite and dressing area running off primary) and the family bathroom. Outside, there is an abundance of off street parking to the front with a block paved driveway and double garage, whilst the southwest-facing lawned rear is a good size for a modern property. Amenities within walking distance include, primary school, convenience store, supermarket, medical centre, pub/restaurant and a daily bus service to/from the favoured Kimberley School. The M1 motorway and tram network are also just a short drive away, making this an all round family favourite.

Ground Floor

Entrance Hall

UPVC double glazed entrance door to the front, uPVC double glazed window to the front, radiator, extractor fan, stairs to the first floor, wood effect laminate flooring and doors to the lounge, kitchen, dining room and downstairs WC.

WC

WC and vanity sink unit.

Lounge

6.7m x 3.45m (22' 0" x 11' 4") UPVC double glazed bay window to the front, 2 radiators, real flame gas fire, French doors to the dining room and sliding patio doors to the conservatory.

Dining Room

3.09m x 2.95m (10' 2" x 9' 8") UPVC double glazed window to the rear and radiator.

Dining Kitchen

4.37m x 2.36m (2.8m max) (14' 4" x 7' 9") A range of matching wall & base units, work surfaces incorporating an inset one & a half bowl sink & drainer unit. Integrated waist height double electric oven & gas hob with extractor over, plumbing for dishwasher. Radiator and door to the rear.

Utility Room

1.83m x 1.66m (6' 0" x 5' 5") Work surfaces incorporating an inset stainless steel sink & drainer unit. Plumbing for washing machine, tiled flooring and door to the side leading to the brick built lean to with poly carbonate roof, radiator and doors to the garage and rear garden.

Conservatory

4.02m x 2.78m (13' 2" x 9' 1") Brick & uPVC double glazed construction, tiled flooring and French doors leading to the rear garden.

First Floor

Landing

Built in storage cupboard and doors to all bedrooms and bathroom.

Primary Bedroom

4.12m x 3.38m (13' 6" x 11' 1") UPVC double glazed window to the rear, a range of fitted furniture and archway through to the dressing area.

Dressing Area

1.89m x 1.82m (6' 2" x 6' 0") Radiator, ceiling spotlights and door to the en suite.

En Suite

3 piece suite in white comprising WC, vanity sink unit and shower cubicle with mains fed shower over. Obscured uPVC double glazed window to the rear and radiator.

Bedroom 2

3.48m x 2.98m (11' 5" x 9' 9") UPVC double glazed window to the rear, radiator and wood effect laminate flooring. Access to the attic housing the combination boiler

Bedroom 3

3.04m x 2.57m (10' 0" x 8' 5") UPVC double glazed window to the front, wood effect laminate flooring, radiator and built in double wardrobe.

Bedroom 4

2.61m x 2.27m (8' 7" x 7' 5") UPVC double glazed window to the rear, wood effect laminate flooring and radiator.

Bathroom

3 piece suite in white comprising concealed cistern WC, vanity sink unit and walk in shower cubicle with dual rainfall effect shower over. Chrome heated towel rail, ceiling spotlights, extractor fan and obscured uPVC double glazed window to the front.

Outside

To the front of the property are flower bed borders with a range of plants & shrubs. A block paved driveway provides ample off road parking and leads to the detached double garage measuring 5.47m x 4.88m with electric up & over door and power. The South West facing low maintenance rear garden comprises a paved patio, turfed lawn, flower bed borders with a range of plants & shrubs, external tap and is enclosed by hedge and timber fencing to the perimeter.