

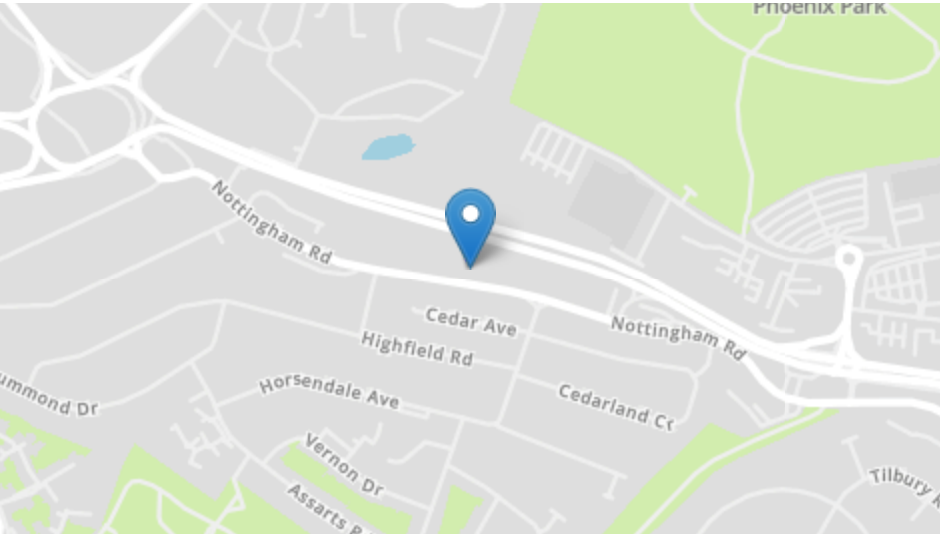
Nottingham Road, Nuthall, NG16 1AE

Offers Over £325,000



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	66	79
England, Scotland & Wales	EU Directive 2002/91/EC	

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 - 29760021



- Extended Detached Family Home
- 3 Bedrooms
- 2 Reception Rooms
- Open Plan Living Space
- Downstairs WC
- Ample Parking & Detached Garage
- Excellent Road & Public Transport Links Including Tram
- Well Presented Throughout
- Sought After Location

Our Seller says....

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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*** SUPERB OPEN PLAN LIVING *** Located in a sought after residential area, this 3 bed detached family home has been extended to the rear to provide a bright and airy open plan living space, perfect for todays modern family. Well presented throughout, the accommodation in brief comprises: entrance hall, lounge, sitting room, a recently fitted open plan dining kitchen and a downstairs WC/utility room. On the first floor, the landing leads to three bedrooms and the family bathroom which features a roll top bath. Outside, the well maintained rear garden comprises of a patio area and lawn enclosed by timber fencing. To the front of the property a generous drive provides ample off road parking and leads to a detached single garage. The location is well served by public transport with an excellent bus and tram service nearby and buyers with children will appreciate the proximity to sought after schools, play parks and recreational areas. For more information or to book your viewing, call our team.

Ground Floor

Porch

UPVC double glazed windows & entrance door to the front, tiled flooring. Door and feature stained glass window to the entrance hall.

Entrance Hall

Stairs to the first floor, under stairs storage incorporating the Bosch Worcester boiler, obscured uPVC double glazed window to the side, radiator. Door to lounge, sitting room & WC.

WC

WC, pedestal sink unit. Obscured uPVC double glazed window to the side, extractor fan, radiator.

Lounge

4.39m x 3.81m (14' 5" x 12' 6") UPVC double glazed bay window to the front, inset multi fuel burner and wooden fire place surround, exposed wooden flooring and French doors to the sitting room.

Sitting Room

3.71m x 3.08m (12' 2" x 10' 1") Slate tiled flooring, vertical radiator and open plan to the dining kitchen.

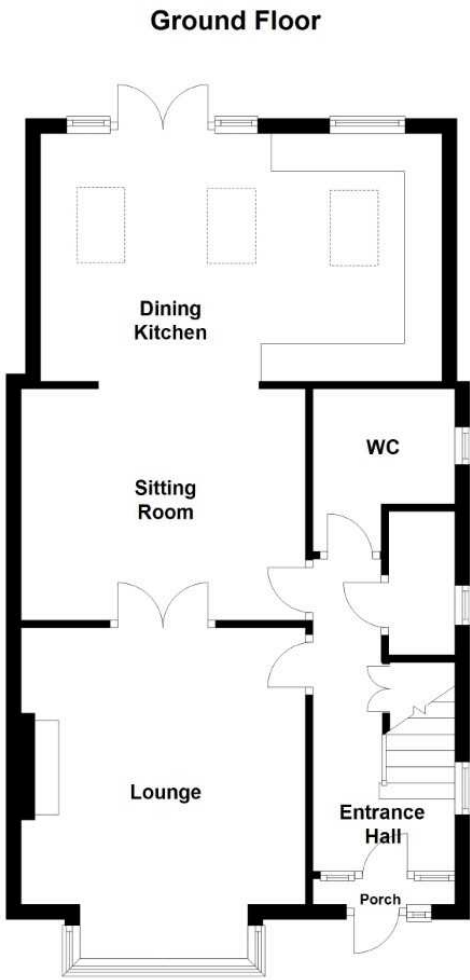
Open Plan Dining Kitchen

5.34m x 3.34m (17' 6" x 10' 11") A range of modern high gloss wall & base units, quartz work surfaces with inset sink and drainer unit. Integrated appliances to include: electric double oven and hob with extractor over and dishwasher. Breakfast bar, slate tiled flooring, 3 x velux windows, ceiling spotlights, vertical radiator, uPVC double glazed window and French doors to the rear garden.

First Floor

Landing

UPVC double glazed window to the side, access to the attic housing the boiler. Doors to all bedrooms & bathroom.



Bedroom 1

3.66m x 3.79m (12' 0" x 12' 5") UPVC double glazed window to the front, radiator.

Bedroom 2

3.24m x 3.1m (10' 8" x 10' 2") UPVC double glazed window to the rear, airing cupboard and radiator.

Bedroom 3

2.41m x 1.95m (7' 11" x 6' 5") UPVC double glazed window to the front, radiator.

Bathroom

4 piece suite in white comprising WC, pedestal sink unit, free standing roll top bath & shower cubicle with mains shower. Obscured uPVC double glazed window to the rear, partially tiled walls and heated towel rail.

Outside

The rear garden comprises of a paved patio area, lawn, gravel bed sections and is enclosed by hedge & timber fencing to the perimeter. To the front of the property is a driveway providing ample off road parking with double gates leading to the side of the property and to the detached single garage.

Agents Note

The seller has provided us with the following information: the boiler is located in the cupboard in the entrance hall.

