

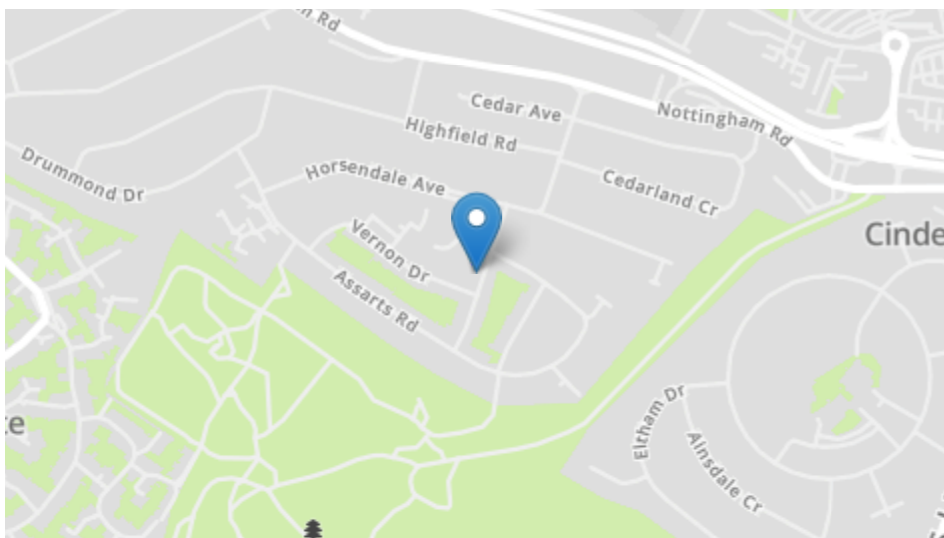
Carterswood Drive, Nuthall, NG16 1AS

Offers in Region of £240,000



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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			
		63	83
England, Scotland & Wales		EU Directive 2002/91/EC	



- Detached Bungalow
- 2 Double Bedrooms
- Modern Kitchen
- Newly Fitted Shower Room
- Driveway
- Low Maintenance Rear Garden
- Excellent Road & Public Transport Links Including Tram

Our Seller says....

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 - 18259037

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



***** BRILLIANT BUNGALOW ***** With 2 double bedrooms, this detached bungalow in the Horsendale area of Nuthall is presented to a high standard and offers good space for those down-sizing. The accommodation in brief comprises: lounge, kitchen, inner hall to the 2 double bedrooms and shower room. Outside, a Presscrete driveway provides good off street parking, whilst the private rear has been made to require little maintenance. This popular community has a convenience store, medical centre, pharmacy and a pub/restaurant not far and the excellent transport links include a regular bus & tram service, as well as easy access to key road links of the A610 & M1 motorway. Call our sales team now to arrange a viewing.

Kitchen

4.55m x 2.96m (14' 11" x 9' 9") UPVC double glazed entrance door to the front. A range of matching wall & base units, wooden work surfaces incorporating an inset one & a half bowl sink & drainer unit. Integrated appliances to include: waist height electric oven & gas hob with extractor over and fridge freezer. Plumbing for washing machine & dishwasher. Wood effect laminate flooring, uPVC double glazed window to the side. Door to the side and door to the lounge.

Lounge

5.48m x 3.93m (18' 0" x 12' 11") UPVC double glazed window to the front, radiator, feature fire place with inset space for fire and door to the inner hall.

Inner Hall

1.10m x 1.04m (3' 7" x 3' 5") Doors to both bedrooms and shower room.



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 illustration 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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Bedroom 1

3.52m x 2.92m (11' 7" x 9' 7") UPVC double glazed sliding patio doors leading to the rear garden, radiator.

Bedroom 2

3.52m x 2.92m (11' 7" x 9' 7") UPVC double glazed sliding patio doors leading to the rear garden, radiator.

Shower Room

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

Outside

To the front of the property are gravel beds. A prescrete driveway provides ample off road parking and leads to the double wooden gates. The low maintenance rear garden comprises a paved patio, gravel beds, timber built shed and is enclosed by timber fencing to the perimeter with gated access to the side.