

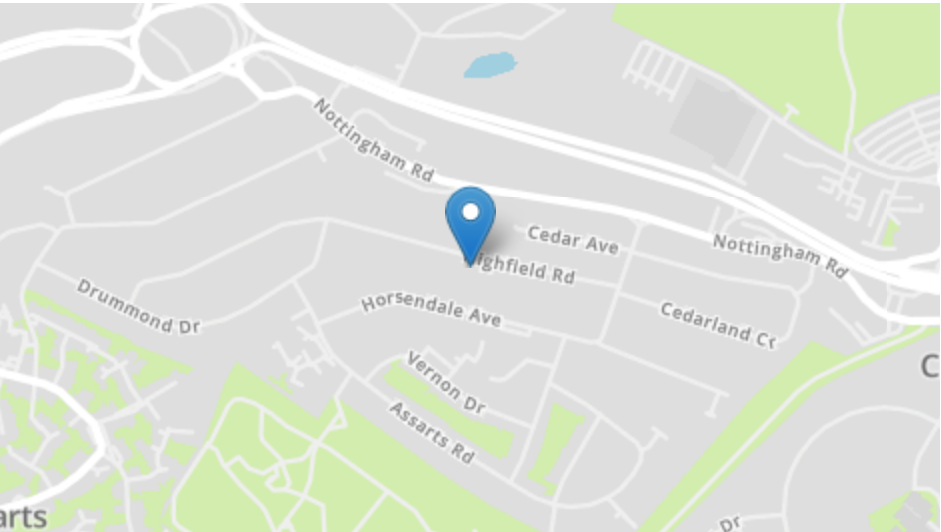
Highfield Road, Nuthall, NG16 1BQ

Offers Over £375,000



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	65	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
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 - 28219426



- Extended Detached Family Home
- 3 DOUBLE Bedrooms
- 2 Reception Rooms
- Modern Dining Kitchen
- Downstairs WC & Family Bathroom
- Garden Room
- Driveway & Garage
- South Facing Rear Garden
- Excellent Road & Public Transport Links Including Tram

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.



40 Main Street, Kimberley, NG16 2LY  
www.watsons-residential.co.uk

0115 938 5577  
8am-8pm - 7days





\*\*\* LIVE THE HIGH LIFE ON HIGHFIELD! \*\*\* We challenge you to find fault with this exceptional 3 bed detached home in Nuthall. EXTENDED to provide 3 DOUBLE bedrooms, 2 reception rooms and a superb garden room, this MUST BE VIEWED! In brief, the accommodation comprises: porch, entrance hall, downstairs WC, lounge, dining room, open plan dining kitchen which opens into the bright & airy garden room with vaulted ceiling - a beautiful space to enjoy all year round. Upstairs, the landing leads to the 3 bedrooms and beautiful family bathroom. Outside does not disappoint either, with a Presscrete type driveway providing good off street parking and a lovely lawned South-facing rear. Additionally, a multi functional brick built outbuilding could be used as a home office, gym or bar. This desirable location is popular with families, having favoured school catchments and excellent transport links with tram & bus services within walking distance, as well as easy access to the M1 motorway. Call our sales team now to arrange a viewing.

Ground Floor

Porch

Composite entrance door to the front, Herringbone wooden flooring and door to the entrance hall.

Entrance Hall

Traditional radiator, Herringbone wooden flooring. Stairs to the first floor, under stairs storage. Doors to lounge, kitchen, dining room and downstairs WC.

WC

WC, pedestal sink unit, extractor fan and ceiling spotlights.

Lounge

6.94m x 3.52m (22' 9" x 11' 7") UPVC double glazed window to the front, 2 radiators, real flame gas fire and French doors to the garden room.

Dining Room

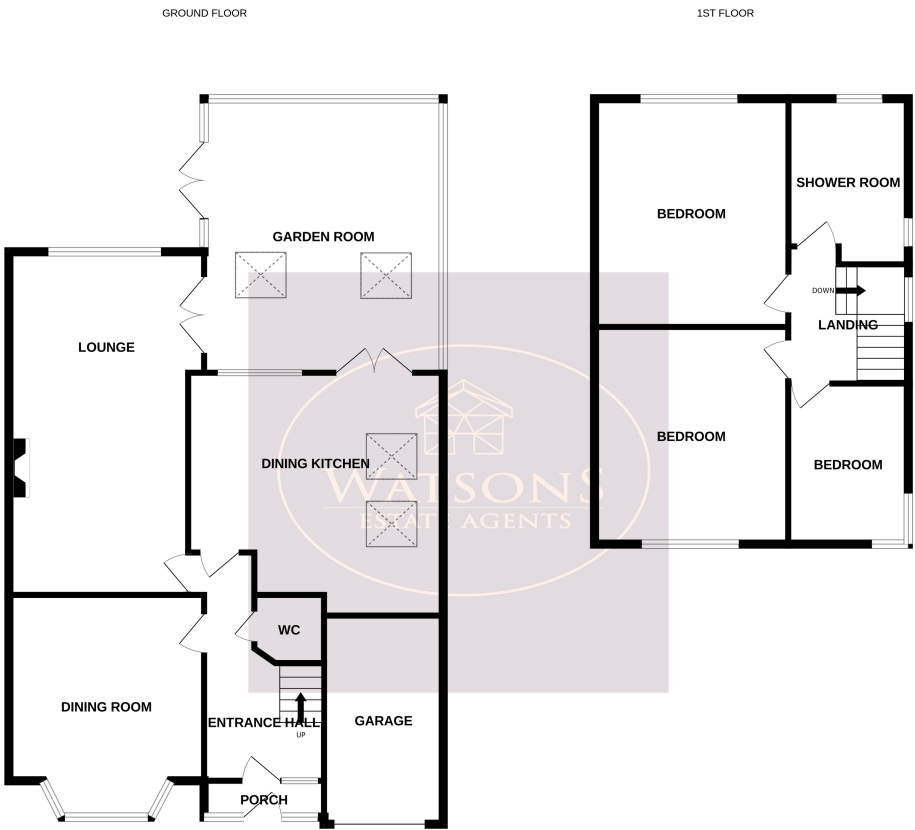
4.13m into the bay x 3.86m (13' 7" x 12' 8") UPVC double glazed bay window to the front, radiator, wood effect laminate flooring and insulated apex roof.

Dining Kitchen

4.87m x 3.02m 3.78m max(16' 0" x 9' 11") A range of matching high gloss wall & base units. Work surfaces incorporating an inset sink & drainer unit. Integrated appliances to include: electric oven, 5 ring gas hob with extractor over, fridge freezer, washing machine, dishwasher, tumble dryer and wine cooler. UPVC double glazed window to the rear, 2 velux windows, tiled flooring, ceiling spotlights and radiator.

Garden Room

5.25m x 4.3m (17' 3" x 14' 1") Brick & uPVC double glazed construction, 2 radiators and French doors leading to the rear garden.



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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First Floor

Landing

UPVC double glazed window to the side, access to the attic (partly boarded with drop down ladder) and doors to all bedrooms and bathroom.

Bedroom 1

4.72m x 3.71m (15' 6" x 12' 2") UPVC double glazed window to the rear, ceiling spotlights, radiator and wood effect laminate flooring.

Bedroom 2

4.17m x 3.58m (13' 8" x 11' 9") UPVC double glazed window to the front, ceiling spotlights, radiator and wood effect laminate flooring.

Bedroom 3

3.37m x 2.44m (11' 1" x 8' 0") UPVC double glazed window to the front & side, ceiling spotlights and radiator.

Bathroom

3.0m x 2.4m (9' 10" x 7' 10") 4 piece suite in white comprising concealed cistern WC, vanity sink unit, free standing bath and walk in shower cubicle with mains fed dual rainfall effect shower. Traditional chrome heated towel rail, ceiling spotlights, extractor fan, tiled flooring and obscured uPVC double glazed windows to the rear & side.

Outside

To the front of the property, a prescrete driveway provides ample off road parking leading to the garage with up & over door & power and housing the combination boiler. The South facing rear garden offers a good level of privacy and comprises a paved patio, 2 tiered turfed lawn, flower bed borders with a range of plants & shrubs and brick built outhouse measuring 4.74m x 2.34m with power, currently used as a gym. The garden is enclosed by timber fencing to the perimeter with gated access to the side.