

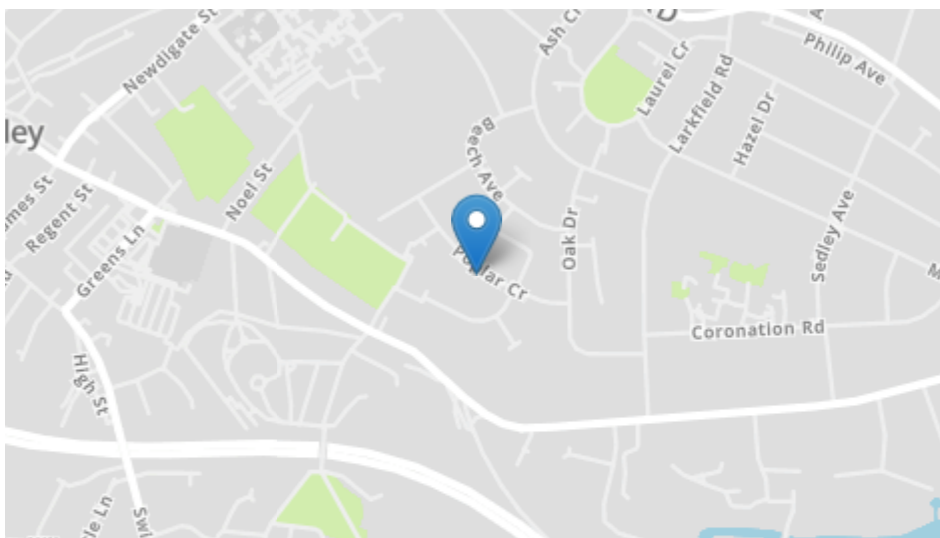
Poplar Crescent, Nuthall, NG16 1FE

£250,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		89
(81-91)	B		
(69-80)	C		
(55-68)	D	71	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



- Semi Detached Family Home
- 3 Bedrooms
- Modern Dining Kitchen
- Utility Room
- En Suite & Family Bathroom
- Driveway & Garage
- South Facing Rear Garden
- Walking Distance To Kimberley Town Centre
- Excellent Road & Public Transport Links

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 - 28029709

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



*** SUPERB SEMI *** Properties in the Larkfields area of Nuthall have rarely come to market lately, especially of this spacious type which has been converted to provide great downstairs space, as well as 3 DOUBLE bedrooms! The accommodation in brief comprises: entrance hall, lounge, dining kitchen, utility and downstairs wc. Upstairs, the first floor landing has bedrooms 2 & 3, the family bathroom and stairs leading up to the primary bedroom with en suite facilities and French doors to a Juliet balcony providing a very appealing outlook. Outside, families will really appreciate the south facing lawned garden and there is good off street parking to the front. This is a quiet cul-de-sac, but there is also easy access to a wide range of shops and amenities, including favoured schools within walking distance. Transport links are great too, with a regular bus service and easy access to the tram network and M1 motorway both nearby too. We expect this one to be popular, so call us now to arrange a viewing.

Ground Floor

Entrance Hall

Composite entrance door to the front, door to the lounge, radiator and stairs to the first floor.

Lounge

5m x 3.35m (16' 5" x 11' 0") Bay to the rear with uPVC double glazed windows and French doors to the rear garden. Vertical radiator, under stairs storage cupboard, and door to dining kitchen.

Dining Kitchen

5.26m x 2.83m (17' 3" x 9' 3") A range of matching high gloss wall and base units with work surfaces incorporating an inset ceramic sink unit and drainer unit with mixer tap. Subway style tiling, integrated electric oven and hob with extractor over. Space for American Style fridge freezer, uPVC double glazed windows to the front and rear, vertical radiator, ceiling spotlights, opening to the lobby/utility and uPVC double glazed door to the rear garden.

Lobby/Utility

Door the WC, plumbing for washing machine, tiled flooring, ceiling spotlights, work surface and uPVC door to the side.

WC

Two in one WC and wash basin, UPVC double glazed window to the side, tiled flooring and radiator.

FIRST FLOOR

Landing

2 uPVC double glazed windows to the front, stairs to the second floor, ceiling spotlights and doors bedrooms 2, 3 and the bathroom.

Bedroom 2

3.4m x 3.14m (11' 2" x 10' 4") UPVC double glazed window to the rear, radiator.



Bedroom 3

3.33m x 2.83m (10' 11" x 9' 3") UPVC double glazed window to the rear, radiator.

Bathroom

Three piece suite in white comprising of WC, pedestal sink and panelled bath with mains fed shower over. UPVC double glazed window to the side, radiator and tiling to the walls and floor.

SECOND FLOOR

Primary Bedroom

4.27m x 3.84m (14' 0" x 12' 7") UPVC double glazed windows and French doors to the rear with a Juliet balcony. Integrated speaker system, ceiling spotlights, eaves storage, traditional style radiator, Velux window to the front and door to the en suite.

En Suite

White 3 piece suite comprising; WC, floating twin vanity sink with mixer taps and shower cubical with mains fed shower. Electric radiator, Velux window, extractor fan, ceiling spotlights and wall panels.

Outside

There are ample parking provisions to the front and side as well as a detached garage with up and over door. The rear garden is well maintained comprising of a paved patio area, turfed lawn, gravel and shrubs borders and timber fencing to the perimeter. The garden is screened by mature tree providing a good level of privacy. There is also an app based CCTV system.