

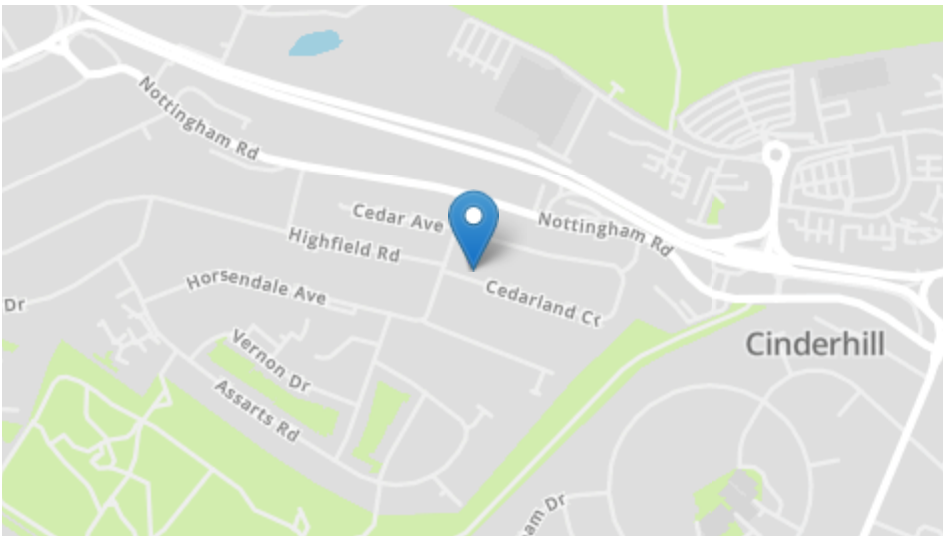
Cedarland Crescent, Nuthall, NG16 1AH

£290,000



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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		
England, Scotland & Wales		

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Call us on 0115 938 5577
Our lines are open 8am - 8pm
7 Days a week
or email
mail@watsons-residential.co.uk
Ref - 28540885



- Detached Family Home
- 3 Bedrooms
- Recently Refitted Kitchen & Bathroom
- Off Road Parking
- Private Rear Garden
- Popular Residential Location
- Excellent Road & Public Transport Links Including Tram
- Ease of Access To M1 & A610
- Favoured School Catchments

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
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*** FAMILY FAVOURITE! *** These 3 bed detached homes in Nuthall provide good space, inside & out. This one has been refurbished including recently refitted kitchen & bathroom as well as creating a superb open plan dining kitchen across the rear. In brief, the accommodation comprises: porch, entrance hall, lounge, dining kitchen, upstairs landing to the 3 good size bedrooms and modern family bathroom. Outside, families will appreciate a good size lawned rear garden with a high level of privacy, whilst a concrete driveway alongside the property provides good off street parking. Pheonix Park tram park & ride and a regular bus service are both within walking distance and the M1 is a 2 minute drive away. With Nottingham City Centre only 4 miles away, it is within a 30 minute commute. Viewing is highly recommended, so call our team now to arrange a convenient time.

Ground Floor

Porch

UPVC double glazed entrance door to the front, door to the entrance hall.

Entrance Hall

Stairs to the first floor, under stairs storage cupboard, radiator, obscured uPVC double glazed window to the side. Doors to the lounge and dining kitchen.

Lounge

3.8m x 3.44m (12' 6" x 11' 3") UPVC double glazed window to the front, radiator and granite fireplace with inset space for an electric fire.

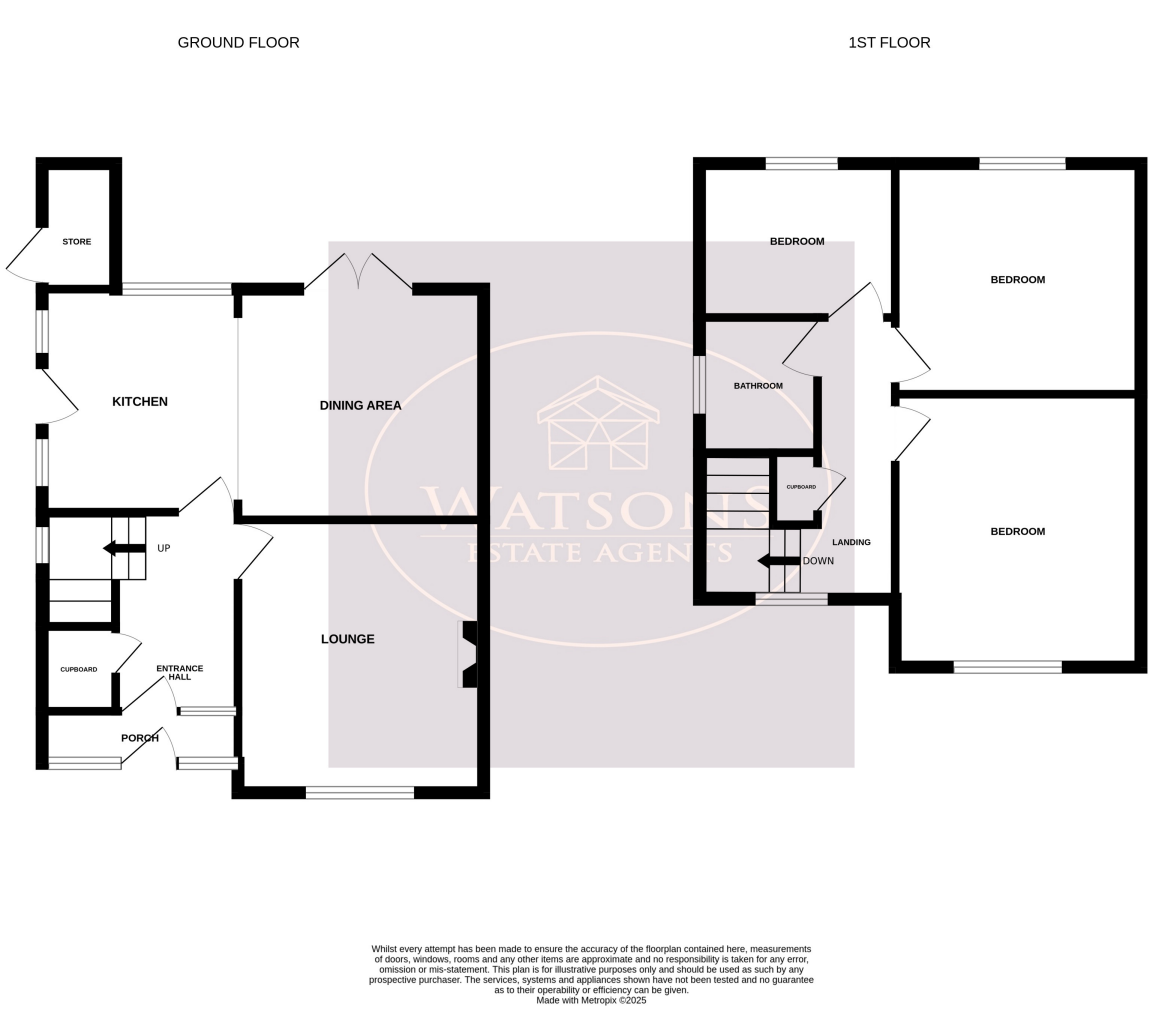
Dining Kitchen

6.29m x 3.16m (20' 8" x 10' 4") A range of matching high gloss wall & base units. Work surfaces incorporating an inset one & a half bowl stainless steel sink & drainer unit. Integrated appliances to include: waist height electric oven & grill, hob with extractor over, fridge freezer and washing machine. Real flame gas fire with marble fireplace surround, vertical radiator and tiled flooring. Two obscured uPVC double glazed windows and uPVC double glazed door to the side, French doors leading to the rear garden.

First Floor

Landing

UPVC double glazed window to the front, access to the attic (partly boarded) and doors to all bedrooms and bathroom.



Bedroom 1

3.86m x 3.43m (12' 8" x 11' 3") UPVC double glazed window to the front, radiator and fitted wardrobe space.

Bedroom 2

3.43m x 3.21m (11' 3" x 10' 6") UPVC double glazed window to the front and radiator.

Bedroom 3

2.84m x 2.2m (9' 4" x 7' 3") UPVC double glazed window to the rear and radiator.

Bathroom

3 piece suite in white comprising WC, pedestal sink unit and bath with electric shower over. Chrome heated towel rail, ceiling spotlights and obscured uPVC double glazed window to the side.

Outside

To the front of the property are gravel beds and a concrete driveway running alongside provides ample off road parking. The rear garden provides a good level of privacy and comprises a concrete patio seating area, flower bed borders with a range of plants & shrubs, turfed lawn, external tap and integrated storage area to the side with plumbing for washing machine and housing the combination boiler. The garden is enclosed by timber fencing to the perimeter with gated access to the side.