

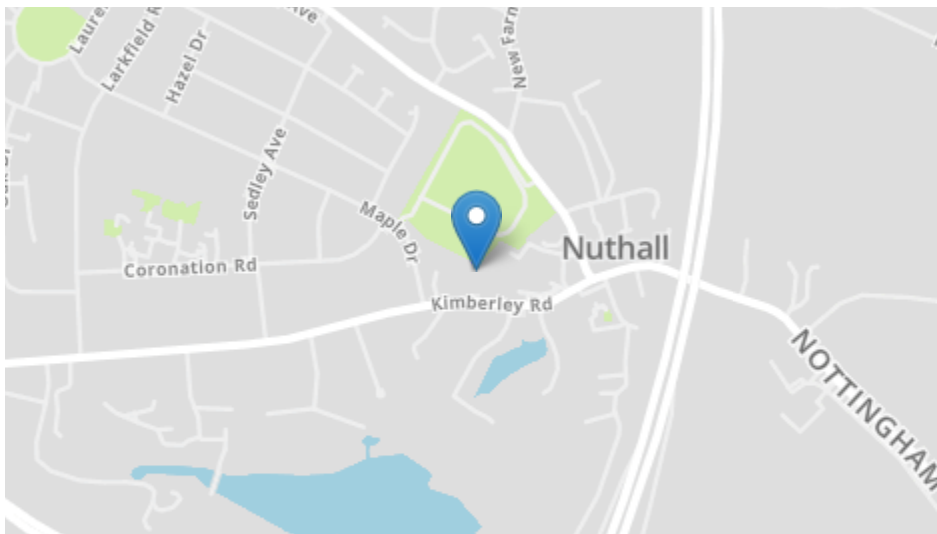
Kimberley Road, Nuthall, NG16 1DG

Offers Over £500,000



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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](mailto:mail@watsons-residential.co.uk)

Ref - 29572564



- Extended Detached Bungalow
- 3 DOUBLE Bedrooms
- Generous Lounge
- Modern Dining Kitchen
- Converted Outbuilding
- Private Rear Garden
- Ample Off Road Parking
- Excellent Road & Public Transport Links
- Short Drive To Kimberley Town Centre

Our Seller says....

40 Main Street, Kimberley, NG16 2LY  
[www.watsons-residential.co.uk](http://www.watsons-residential.co.uk)

0115 938 5577  
8am-8pm - 7days

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\*\*\* YOUR FOREVER HOME AWAITS! \*\*\* Watsons are thrilled to present this truly amazing bungalow on a prime plot in Nuthall. The term 'the perfect forever home' is sometimes inappropriately used - but not for this exceptional property! The accommodation has been very well looked after and comprises of a porch & spacious entrance hallway accessing a generous lounge, 3 double bedrooms and a simply superb dining kitchen to the rear overlooking the garden which enjoys a very high level of privacy. There is also a modest lawned garden to the front and a driveway alongside to provide good off street parking. If that wasn't enough, the garage has been fully converted into a multi functional space which is currently used for a home business, but could also be used as a gym, office or bar. This location in Nuthall gives easy access to a wide range of shops & amenities within walking distance, including GP, dentist & favoured schools. Transport links are excellent too, with tram & M1 motorway just a short drive away, as well as a regular bus service within a 1 minute walk. We would urge you to view this in person to experience what we feel is an exceptional bungalow, fit to be anyone's FOREVER HOME! Call us on 01159385577 (option 1) to arrange an appointment.

**Porch**

Composite entrance door to the front, radiator, access to the attic (fully boarded with power and housing the boiler). Door to the entrance hall.

**Entrance Hall**

Herringbone wooden flooring, radiator and solid oak doors to all rooms.

**Lounge**

6.86m x 3.62m (22' 6" x 11' 11") UPVC double glazed bay window to the front, 2 uPVC double glazed windows to the side, Herringbone wooden flooring, Inglenook fire place with inset wood burner fire and radiator.

**Dining Kitchen**

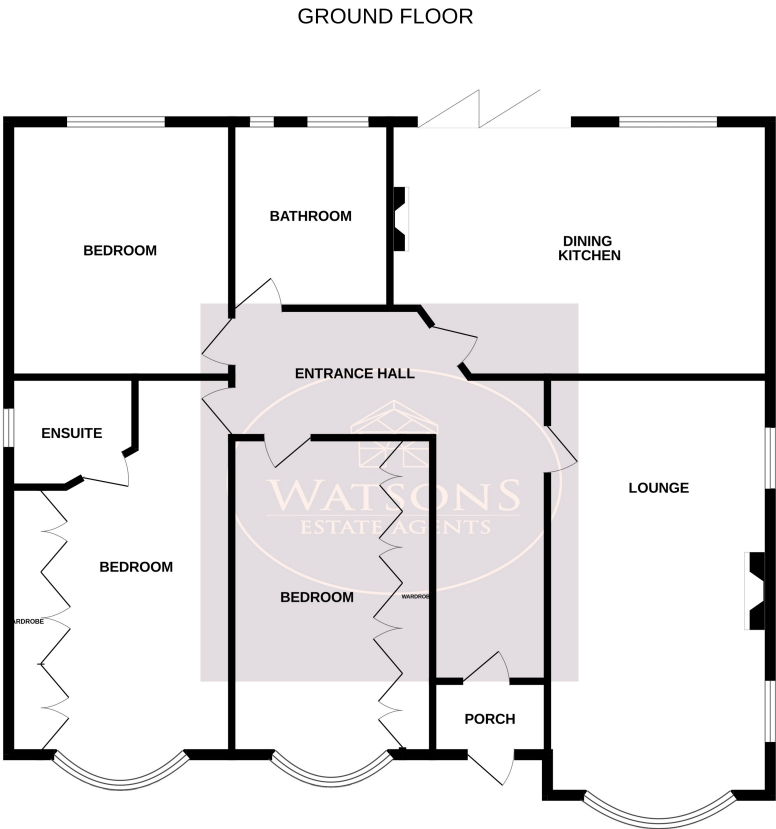
6.2m x 4.16m (20' 4" x 13' 8") A range of matching wall & base units, work surfaces incorporating an inset Belfast sink. Space for Range style cooker, integrated dishwasher and washing machine. Plumbing and wiring for an American style fridge freezer. Ceiling spotlights, radiator, feature ceiling beams, feature exposed brick work, radiator. Bi folding doors to the rear garden and uPVC double glazed window to the rear.

**Bedroom 1**

5.91m x 3.63m (19' 5" x 11' 11") UPVC double glazed bay window to the front, radiator, wood effect laminate flooring, a range of fitted wall to wall, floor to ceiling wardrobes, ceiling spotlights and solid oak door to the en suite.

**En Suite**

3 piece suite in white comprising WC, vanity sink unit and shower cubicle. Ceiling spotlights, chrome heated towel rail, tiled flooring and obscured uPVC double glazed window to the side.



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 for 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 2**

5.04m x 3.63m (16' 6" x 11' 11") UPVC double glazed bay window to the front, radiator, a range of fitted wall to wall, floor to ceiling wardrobes and ceiling spotlights.

**Bedroom 3**

3.62m x 3.62m (11' 11" x 11' 11") UPVC double glazed window to the rear, radiator, ceiling spotlights and wood effect laminate flooring.

**Bathroom**

2.59m x 2.0m (8' 6" x 6' 7") 4 piece suite in white comprising WC, vanity sink unit with feature table top sink, freestanding bath and shower cubicle. 2 obscured uPVC double glazed windows to the rear, chrome heated towel rail.

**Outside**

To the front is a turfed lawn, raised railway sleepers with a range of mature plants & shrubs and decorative plum slate. Original stone wall and timber fencing to the perimeter, with a tarmacadam driveway running alongside the property to provide ample off road parking secured by double wooden gates. The rear garden offers a very high level of privacy and comprises a paved patio seating area, turfed lawn, raised railway sleeper beds with a range of mature plants & shrubs. There is a further covered paved patio seating area and access to the multi functional brick built outbuilding (5.38m x 2.56m) with uPVC double glazed French doors to the front, wood effect laminate flooring, power, light and heating. This beautiful space is enclosed by wall & timber fencing to the perimeter with gated access to the side.