

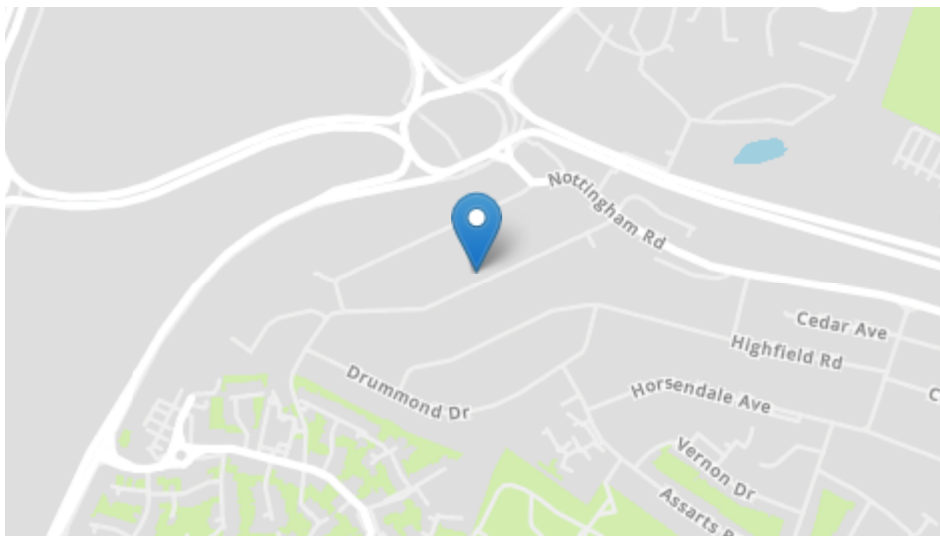
Temple Drive, Nuthall, NG16 1BE

Guide Price £375,000



42 Temple Drive, Nuthall, NG16 1BE

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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

Ref - 26820063



Our Seller says....

- Extended Detached House
- 4 Bedrooms
- 2 Reception Rooms
- Downstairs WC & Utility Room
- En Suite & Family Bathroom
- Excellent Road & Public Transport Links Including Tram
- Favoured School Catchments
- Viewing Advised

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



*** GUIDE PRICE £375,000 - £400,000 *** ** TREMENDOUS DETACHED ON TEMPLE ** This 4 bedroom detached home is located in the ever popular Horsendale area of Nuthall which benefits from favoured school catchments and excellent transport links including a regular bus service, tram park & ride and easy access to M1 motorway. The substantial accommodation comprises in brief: entrance hall, lounge, sitting room, dining kitchen, utility room, wc, upstairs landing to the 4 bedrooms (en suite to primary) and family bathroom. Outside, the rear garden gives a high level of privacy and a lovely space for children and pets to enjoy the Summer months. A driveway to the front provides ample off street parking. We would really recommend families to view in person to get a feel for what would be a great medium or long term purchase, so call our sales team now to arrange an appointment.

Ground Floor

Storm Porch

Door to the entrance hall.

Entrance Hall

Stairs to the first floor, under stairs storage and doors to the lounge, sitting room, study and dining kitchen.

Lounge

4.31m x 3.86m (14' 2" x 12' 8") UPVC double glazed bay window to the front, radiator.

Sitting Room

4.99m x 3.64m (16' 4" x 11' 11") UPVC double glazed window to the rear, radiator and door to the rear garden.

Dining Kitchen

5.91m x 4.91m (19' 5" x 16' 1") A range of matching wall & base units, work surfaces incorporating an inset stainless steel sink & drainer unit. Integrated dishwasher, space for Range style cooker with extractor over, plumbing and wiring for a American style fridge freezer, ceiling spotlights, radiator, wood effect laminate flooring. Door to the utility room and French doors leading to the rear garden.

Utility Room

A range of matching wall & base unit. Plumbing for washing machine & dryer. Ceiling spotlights, wall mounted combination boiler and door to the WC.

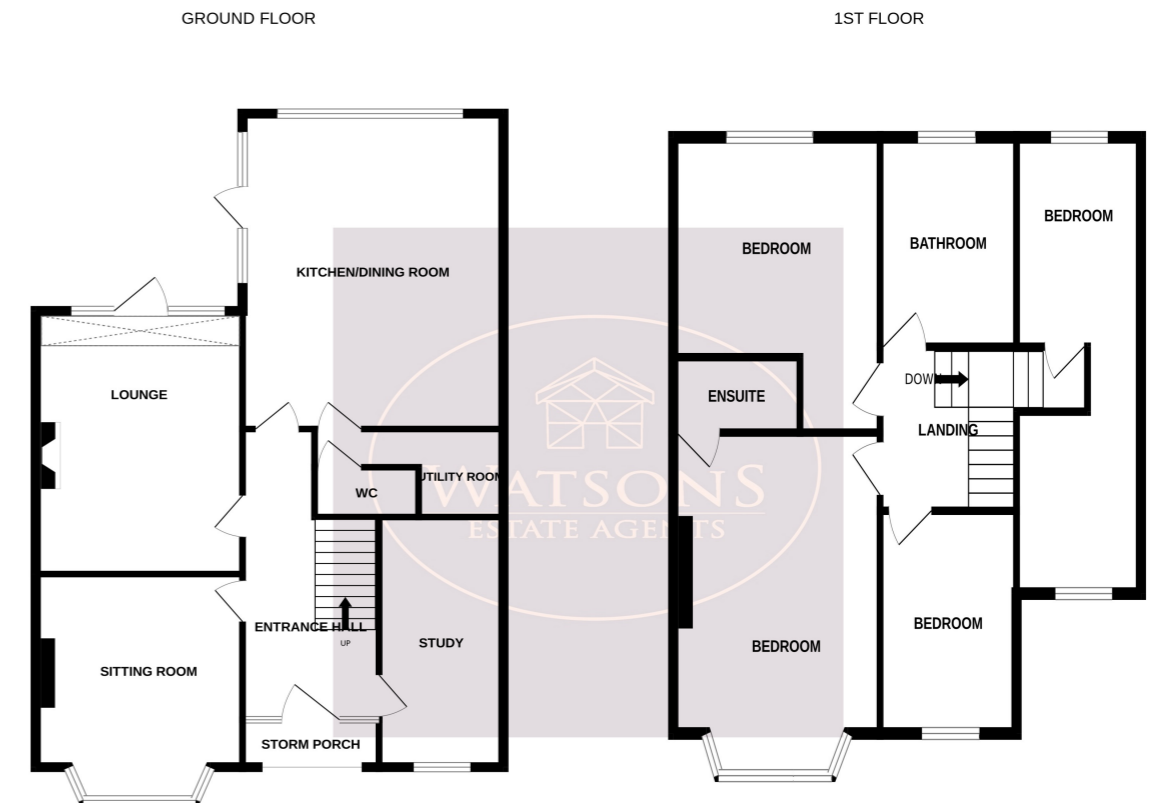
WC

WC, wall mounted sink, chrome heated towel rail, ceiling spotlights and extractor fan.

First Floor

Landing

Access to the attic and doors to all bedrooms and bathroom.



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. Made with Metropix ©2024

Primary Bedroom

4.26m x 3.66m (14' 0" x 12' 0") UPVC double glazed bay window to the front, radiator and door to the en suite.

En Suite

3 piece suite in white comprising WC, pedestal sink unit and shower cubicle. Chrome heated towel rail, ceiling spotlights and extractor fan.

Bedroom 2

3.64m x 3.04m (11' 11" x 10' 0") UPVC double glazed window to the rear, radiator.

Bedroom 3

2.95m x 2.34m (9' 8" x 7' 8") UPVC double glazed window to the front and radiator.

Bedroom 4

5.395m x 2.07m (17' 8" x 6' 9") UPVC double glazed windows to the front & rear, ceiling spotlights and radiator.

Bathroom

4 piece suite in white comprising WC, pedestal sink unit, bath and shower cubicle. Chrome heated towel rail, ceiling spotlights and obscured uPVC double glazed window to the rear.

Outside

To the front of the property is a brick paved driveway and flower bed borders with a range of plants & shrubs. The rear garden offers a good level of privacy and comprises a paved patio seating area, turfed lawn, gravel bed borders with a range of plants & shrubs, timber built shed and timber built summer house with power. The garden is enclosed by timber fencing to the perimeter with gated access to the side.