

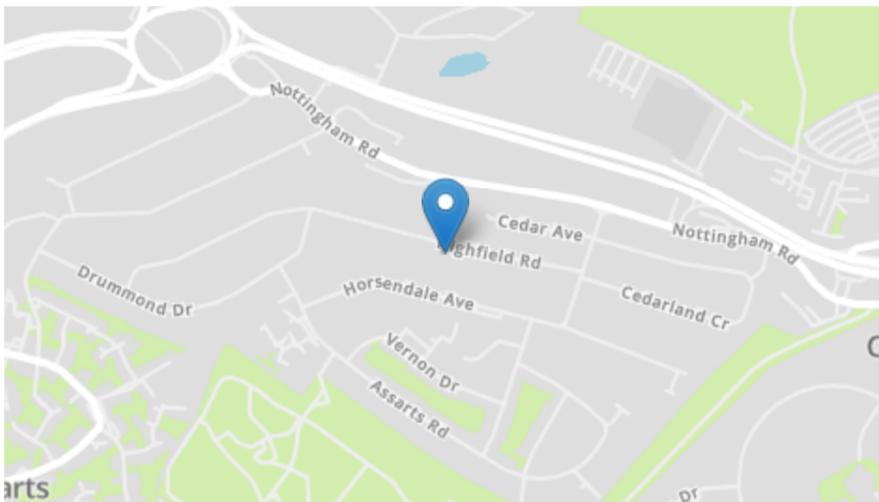
Highfield Road, Nuthall, NG16 1BQ

£700,000

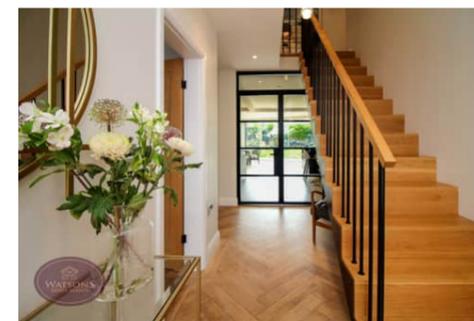


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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		79	83
		EU Directive 2002/91/EC	



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- Extended 3 Storey Detached House
- 5 Double Bedrooms
- 4 En Suites & Dressing Areas
- 2 Reception Rooms & Open Plan Living Space
- Study & Utility Room
- Family Bathroom & Downstairs Shower Room
- Driveway & Garage
- South Facing Rear Garden
- Fully Renovated Throughout
- Viewing A Must!

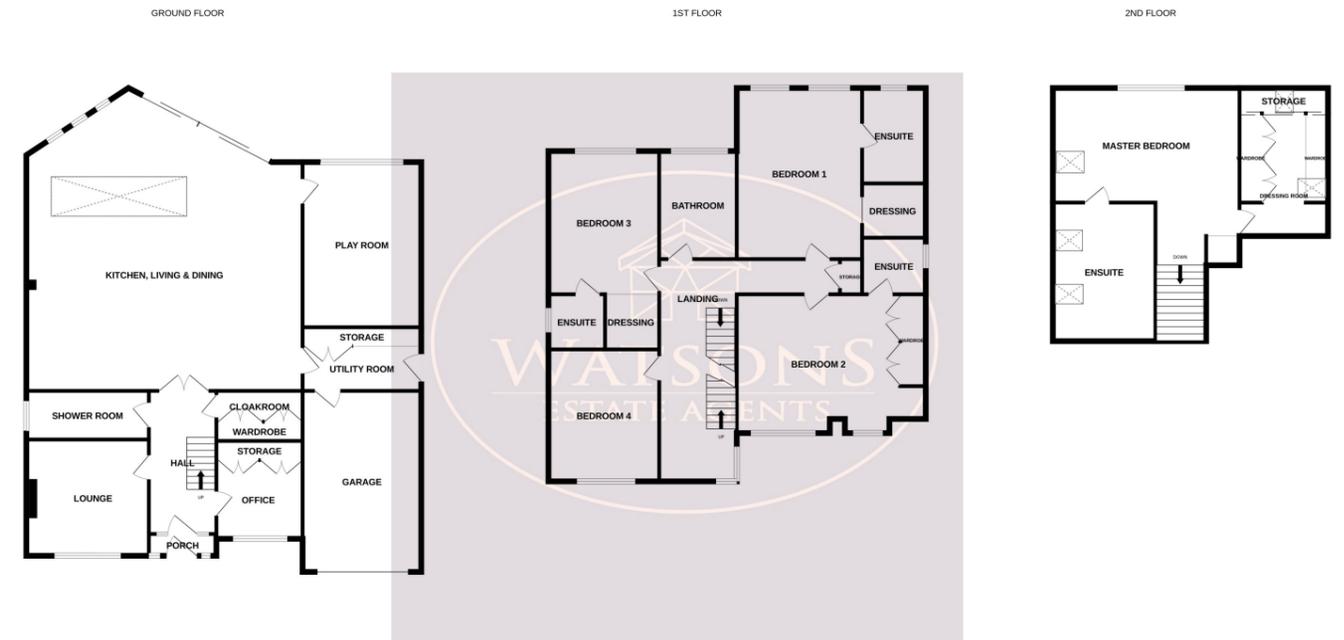
Our Seller says....

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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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Ground Floor

Porch

Entrance door to the front, double glazed windows, engineered wood flooring with underfloor heating, radiator, windows with original stained glass, door to the entrance hall.

Entrance Hall

4.78m x 2.13m (15' 8" x 7' 0") Wooden staircase complimented by black metal spindles, engineered wood flooring with under floor heating, doors to the lounge, shower room, office, cloak room and double doors to the open plan living space.

Lounge

4.03m x 3.75m (13' 3" x 12' 4") Aluminium double glazed window to the front, feature fire place and engineered wood flooring with underfloor heating.

Shower Room

3.48m x 1.31m (11' 5" x 4' 4") 3 piece suite in white comprising: concealed cistern WC, wall mounted stone sink and shower cubicle. Extractor fan, porcelain flooring with underfloor heating and aluminium window to the side.

Office

3.01m x 2.71m (9' 11" x 8' 11") Aluminium double glazed window to the front, storage cupboard, engineered wood flooring with under floor heating.

Cloak Room

2.96m x 1.5m (9' 9" x 4' 11") Engineered wood flooring with underfloor heating.

Open Plan Living Space

9.49m (7.0m min) x 8.94m (31' 2" x 29' 4") A range of matching wall & base units, work surfaces incorporating a sink & drainer unit. Integrated appliances to include: 2 electric ovens, wine cooler, Siemens fridge freezer and dishwasher. Central island with an integrated BORA hob, Zip Hydro tap. Wood burning stove, air conditioning, ceiling spotlights, sky lantern, aluminium double glazed windows to the side and bi folding doors leading to the rear garden. Doors to the play room and utility room.

Play Room

4.6m x 3.3m (15' 1" x 10' 10") Aluminium double glazed French doors leading to the rear garden, engineered wood flooring with under floor heating and door to the utility room.

Utility Room

3.22m x 2.2m (10' 7" x 7' 3") A range of matching wall & base units, work surfaces incorporating a sink. Plumbing for washing machine & dishwasher. Porcelain tiled floor with underfloor heating and doors to the side and garage.

First Floor

Landing

7.21m x 2.4m (23' 8" x 7' 10") Ceiling spotlights, radiator, aluminium double glazed window to the front and doors to bedrooms 2, 3, 4 & 5 family bathroom and storage cupboard.

Bedroom 2

6.04m x 4.46m (19' 10" x 14' 8") Aluminium double glazed windows to the front, radiator, air conditioning, ceiling spotlights, open to the dressing area with a range of fitted furniture and door to the; En suite - 3 piece suite in white comprising WC, wall mount sink and shower cubicle. Heated towel rail, extractor fan and aluminium double glazed window to the side.

Bedroom 3

5.4m x 3.9m (17' 9" x 12' 10") Aluminium double glazed windows to the rear, air conditioning, radiator, open access to the dressing room and door to the; En Suite; 4 piece suite in white comprising: WC, vanity unit with table top stone sink, freestanding stone bath and shower cubicle. Aluminium double glazed window to the rear. Dressing Area 2.0m x 1.7m A range of fitted furniture.

Bedroom 4

4.53m x 3.48m (14' 10" x 11' 5") Aluminium double glazed window to the rear, radiator, air conditioning and open to the dressing area and door to the; En Suite - 2.0m x 1.8m (6' 7" x 5' 11") 3 piece suite in white comprising WC, vanity stone sink unit, shower cubicle, extractor fan, heated towel rail and aluminium double glazed window to the side. Dressing Area 2.2m x 1.6m A range of fitted furniture.

Bedroom 5

4.1m x 3.5m (13' 5" x 11' 6") Aluminium double glazed window to the front and radiator.

Bathroom

3.4m x 2.5m (11' 2" x 8' 2") 4 piece suite in white comprising WC, twin vanity stone sink unit, freestanding stone bath and shower cubicle. Chrome heated towel rail, ceiling spotlights, extractor fan and obscured aluminium double glazed window to the rear.

Second Floor

Landing

Door to the primary bedroom.

Primary Bedroom

5.56m x 3.61m (18' 3" x 11' 10") Aluminium double glazed window to the rear, skylight, air conditioning, radiator and doors to the dressing room and en suite. Dressing Area 4.0m x 3.0m A range of fitted furniture and storage solutions, radiator, ceiling spotlights and 2 skylights. En Suite; 4.35m x 3.2m (14' 3" x 10' 6") 4 piece suite in white comprising WC, vanity unit with table top stone sink, freestanding stone bath and shower/steam room. Heated towel rail, extractor fan and 2 skylights.

Outside

To the front of the property is a prescrete driveway providing ample off road parking leading to the integral garage measuring 5.59m x 3.1m with rollup electric door and power. Other features include an electric car charging point. The South facing rear garden offers a good level of privacy and comprises a paved patio seating area with uncovered pergola, landscaped lawn, flower bed borders with a range of plants & shrubs, timber built shed and a further paved patio seating area. The garden is enclosed by timber fencing to the perimeter with gated access to the side.