

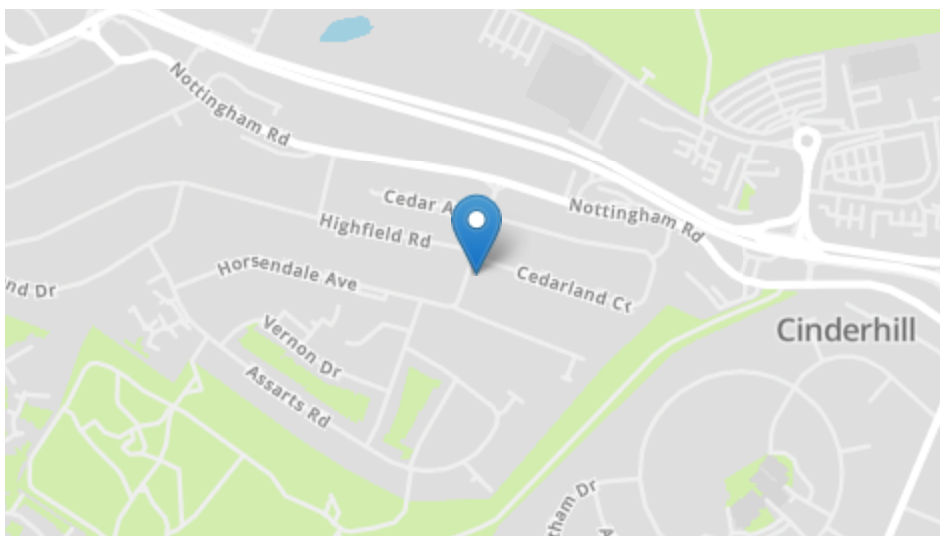
Woodland Drive, Nuthall, NG16 1AJ

Offers Over £375,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		82
(81-91)	B		
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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 - 28107555

Our Seller says....

- Extended Detached Family Home
- 4 Double Bedrooms
- 2 Reception Rooms
- Downstairs WC & Utility
- Conservatory
- Shower Room & Family Bathroom
- Driveway & Garage
- Excellent Road & Public Transport Links Including Tram
- No Upward Chain

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



*** WOODLAND WONDER *** This desirable part of Nuthall enjoys excellent transport links with bus & tram within walking distance, as well as easy access to the M1 motorway. With favoured school catchments, this EXTENDED detached home is sure to be popular with families. Ticking a lot of boxes, the accommodation comprises in brief: porch, entrance hall, wc, lounge, dining room, spacious breakfast kitchen with separate utility room and a conservatory completing the ground floor. Upstairs, the landing leads to 4 really well proportioned bedrooms and a modern shower room in addition to the family bathroom to help with those busy mornings! Outside, the manageable rear garden is reasonably private and has a lovely timber decked area, whilst a driveway to the front leads to a single garage to provide good off street parking. A country park is a great space for dog walkers and completes what we feel is an excellent all round family option. Call us now to arrange a viewing!

Ground Floor

Porch

Brick & uPVC double glazed construction, tiled flooring and door to the entrance hall.

Entrance Hall

Stairs to the first floor, radiator, under stairs storage and doors to the lounge, dining room, breakfast kitchen and WC.

WC

WC, wall mounted sink, radiator and extractor fan.

Lounge

4.54m x 3.86m (into the bay) (14' 11" x 12' 8") UPVC double glazed bay window to the front, feature fire place with inset cast iron fire, radiator and solid oak flooring.

Dining Room

4.78m x 3.54m (15' 8" x 11' 7") Solid oak flooring, radiator, real flame gas fire and uPVC double glazed windows and French doors to the conservatory.

Breakfast Kitchen

4.42m x 3.02m (14' 6" x 9' 11") A range of matching solid wood wall & base units, granite work surfaces incorporating an inset one & a half bowl stainless steel sink & drainer unit. Space for Range style cooker with extractor over. Integrated appliances to include an American style fridge freezer and dishwasher. Breakfast bar, Kamdean flooring, ceiling spotlights, radiator uPVC double glazed door to the rear garden and opening to the utility room.

Utility Room

2.2m x 2.16m (7' 3" x 7' 1") A range of matching high gloss wall & base units, solid wood work surfaces. Plumbing for washing machine, Kamdean flooring, radiator, ceiling spotlights and uPVC double glazed window to the side.

Conservatory

3.37m x 3.07m (11' 1" x 10' 1") Brick & uPVC double glazed construction with poly carbonate roof, tiled flooring and uPVC double glazed French doors to the rear garden.

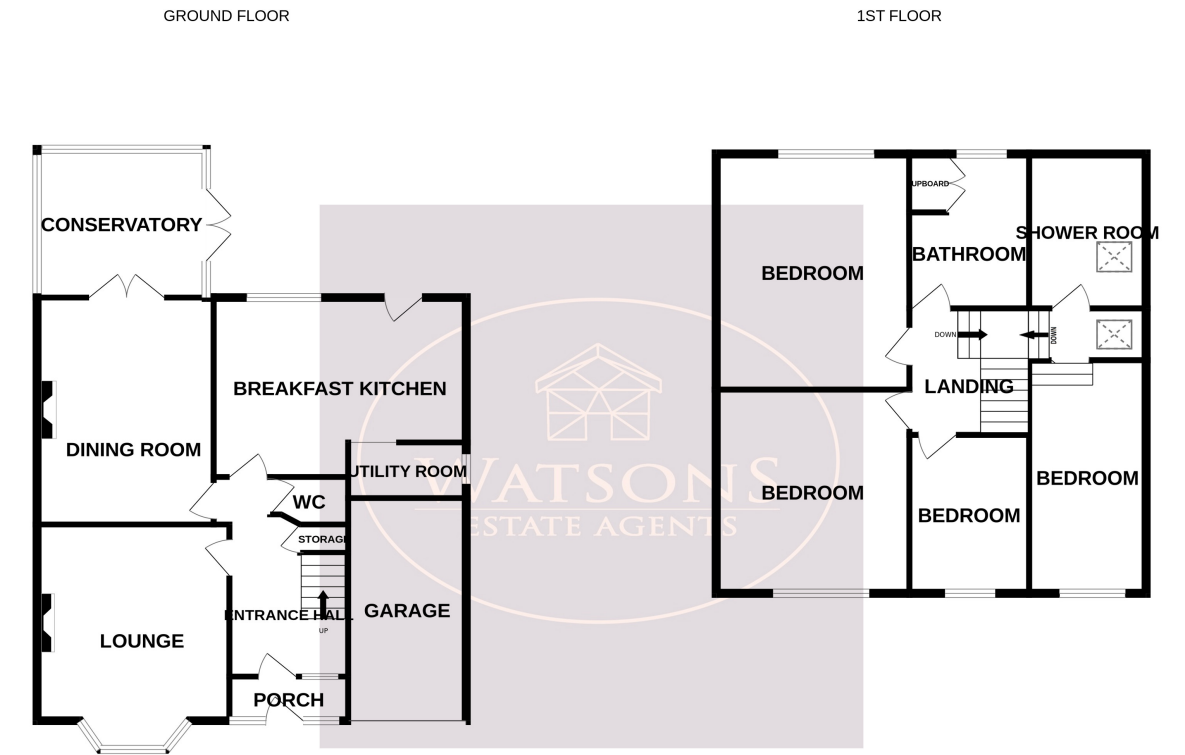
First Floor

Landing

Doors to all bedrooms and bathroom.

Primary Bedroom

4.9m x 3.55m (16' 1" x 11' 8") UPVC double glazed window to the front, radiator and door to the shower room.



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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Shower Room

2 piece suite comprising pedestal sink unit and walk in shower cubicle with electric shower. Heated towel rail and velux window.

Bedroom 2

4.11m x 3.63m (13' 6" x 11' 11") UPVC double glazed window to the rear and radiator.

Bedroom 3

4.57m x 2.42m (15' 0" x 7' 11") UPVC double glazed bay window to the front, wood effect laminate flooring and radiator.

Bedroom 4

3.45m x 2.42m (11' 4" x 7' 11") UPVC double glazed window to the front and radiator.

Bathroom

3 piece suite in white comprising WC, pedestal sink unit and panelled bath with electric shower over. Chrome heated towel rail, ceiling spotlights, airing cupboard housing the combination boiler, obscured uPVC double glazed window to the rear and access to the attic.

Outside

To the front of the property are flower bed borders with a range of plants & shrubs. A block paved driveway provides off road parking for 2 cars and leads to the garage with up & over door and power. The low maintenance rear garden comprises a paved patio, timber decking seating area, turfed lawn, flower bed borders with a range of plants & shrubs. The garden is enclosed by timber fencing to the perimeter with gated access to the side.