

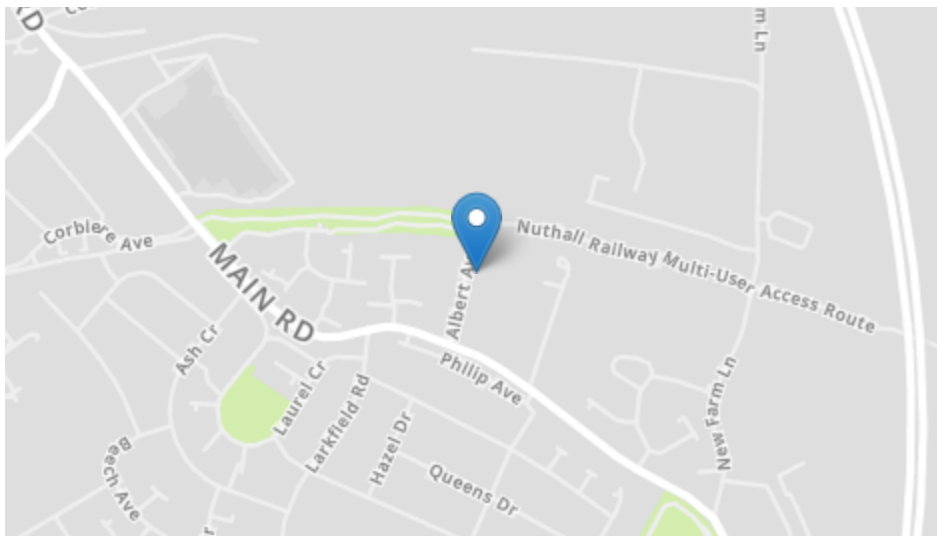
Albert Avenue, Nuthall, NG16 1DZ

Offers Over £280,000



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want to view?
Call us on 0115 938 5577
Our lines are open 8am - 8pm
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- Semi Detached Family Home
- 3 Bedrooms
- 3 Reception Rooms
- Downstairs Shower Room & First Floor Bathroom
- South Facing Rear Garden
- Driveway
- Short Drive Drive Kimberley Town Centre
- Ease Of Access To A610 & M1
- 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.



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*** TAKE A CLOSER LOOK *** This is no ordinary 3 bed semi - benefiting from a light and airy extension to the rear & side, there is much more than meets the eye. The desirable street in Nuthall is particularly popular with families due to the nearby parks and favoured school catchments. The stylishly presented accommodation comprises in brief: entrance hall, lounge, dining kitchen, downstairs shower room, study and further reception room. Upstairs, the landing leads to the 3 bedrooms and family bathroom. The south-facing garden is another great feature of this home, providing great space for kids & pets with a high level of privacy. With easy access to amenities, M1 motorway and countryside walks, this is definitely one for the shortlist! Call our sales team now to arrange a viewing.

Ground Floor

Entrance Hall

Composite entrance door to the front, 2 traditional radiators, stairs to the first floor, under stairs storage, plumbing for washing machine. Doors to the lounge, study, dining kitchen and shower room.

Shower Room

3 piece suite comprising WC, vanity sink unit and shower cubicle with dual rainfall effect electric shower over. Heated towel rail and obscured uPVC double glazed window to the side.

Lounge

3.71m x 3.02m (12' 2" x 9' 11") Vertical and traditional radiator, ceiling spotlights, real flame gas fire and open to the dining kitchen.

Dining Kitchen

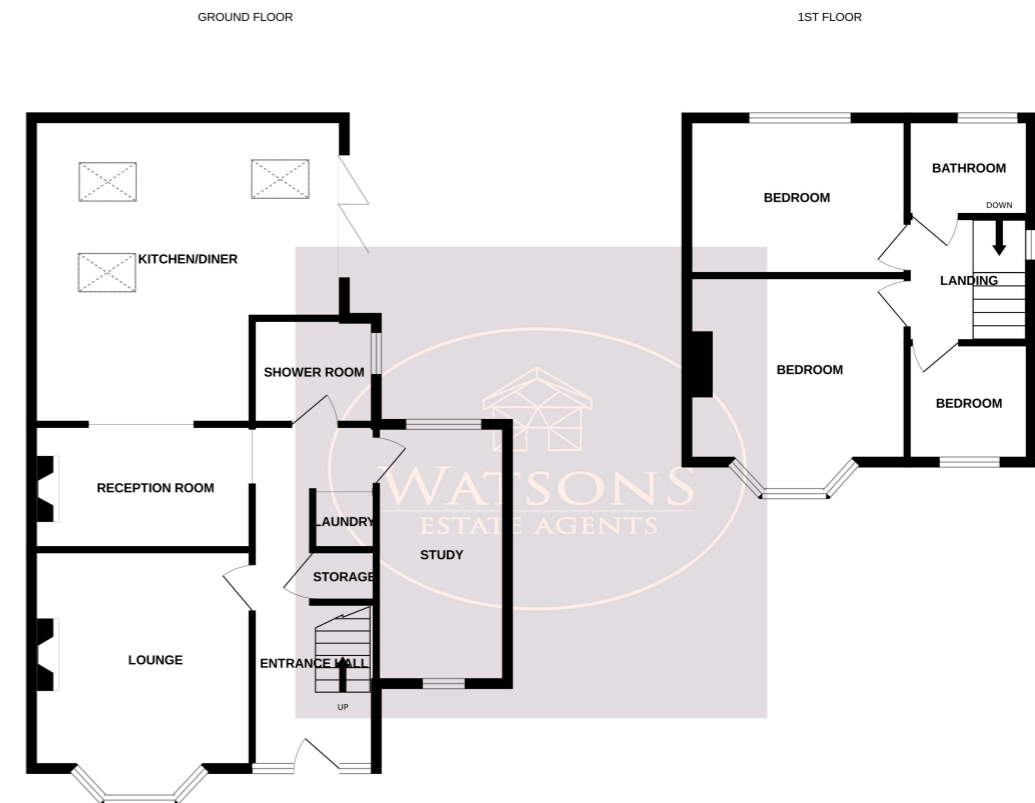
4.84m x 2.53m (5.02m max) (15' 11" x 8' 4") A range of matching wall & base units, work surfaces incorporating a ceramic sink. Integrated appliances to include: electric oven & hob with extractor over, fridge freezer, wine cooler and dishwasher. Plumbing for washing machine, wood effect laminate flooring, ceiling spotlights, radiator. 3 skylights and bi folding doors to the side.

Study

4.48m x 2.21m (14' 8" x 7' 3") UPVC double glazed windows to the front & rear, wood effect laminate flooring and radiator.

Reception Room

3.7m into the bay x 3.7m (12' 2" x 12' 2") UPVC double glazed bay window to the front, radiator, feature fire place and exposed wooden flooring.



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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First Floor

Landing

UPVC double glazed window to the side and doors to all bedrooms and bathroom.

Bedroom 1

4.1m x 3.72m into the bay (13' 5" x 12' 2") UPVC double glazed bay window to the front and radiator.

Bedroom 2

3.72m x 3.18m (12' 2" x 10' 5") UPVC double glazed window to the rear and radiator.

Bedroom 3

2.06m x 2.05m (6' 9" x 6' 9") UPVC double glazed window to the front, access to the attic and radiator.

Bathroom

3 piece suite in white comprising WC, vanity sink unit and bath with mains fed dual rainfall effect shower over. Heated towel rail and obscured uPVC double glazed window to the rear.

Outside

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