

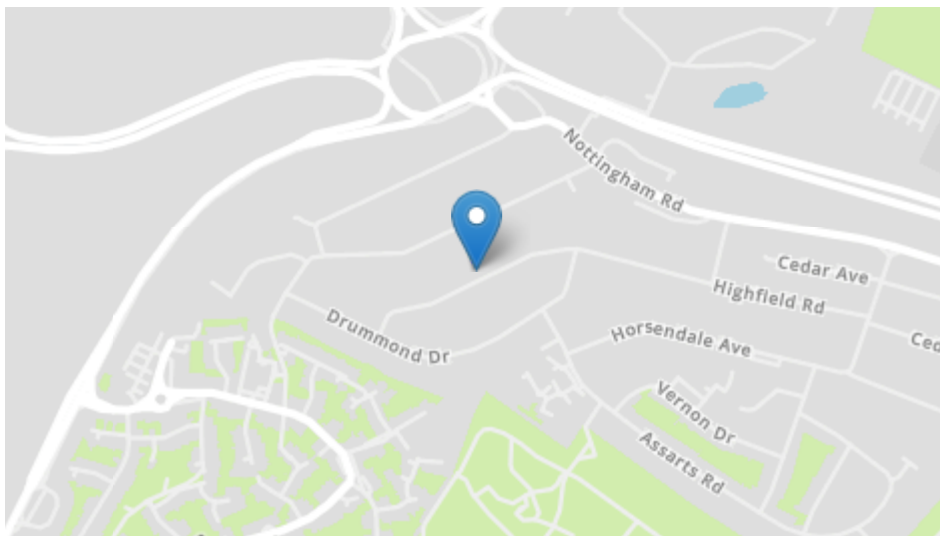
Highfield Road, Nuthall, NG16 1BP

Offers Over £300,000

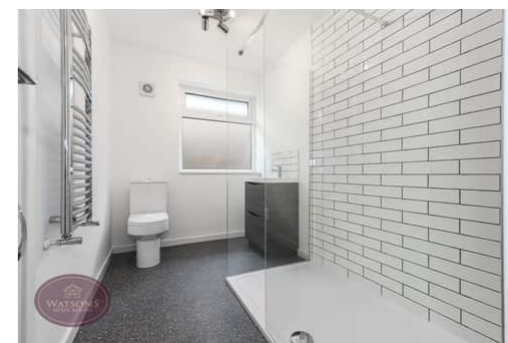


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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		88
(81-91)	B		
(69-80)	C		71
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



- Detached Bungalow
- 3 Double Bedrooms
- Modern Dining Kitchen
- Driveway & Garage
- Popular Residential Location
- Recently Renovated Throughout
- Excellent Road & Public Transport Links
- No Upward Chain

Our Seller says....

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 - 28502744

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



*****TURN THE KEY AND MOVE STRAIGHT IN***** Having recently undergone a full renovation, this spacious detached bungalow which is located in a sought after position on the 'Horsendale' estate in Nuthall comes with the benefit of three bedrooms, a generous lounge, driveway, garage, and no upward chain. Briefly comprising; entrance hallway, dining kitchen, lounge, shower room, inner hallway, three bedrooms. Outside, to the front is a driveway providing off road parking, and a garage, and to the rear is a private garden perfect for entertaining. Located in Nuthall, there are an array of nearby transport links including regular bus services, the A610 and M1 Motorway. The nearby town of Kimberley provides amenities including a supermarket and cafe's, while a number of pubs and restaurants are within easy reach. Contact Watsons to arrange your viewing.

Entrance Hall

Entrance door to the front, wood effect laminate flooring, radiator and built in cloak cupboard measuring 1.75m x 1.65m. Doors to the lounge and dining kitchen.

Lounge

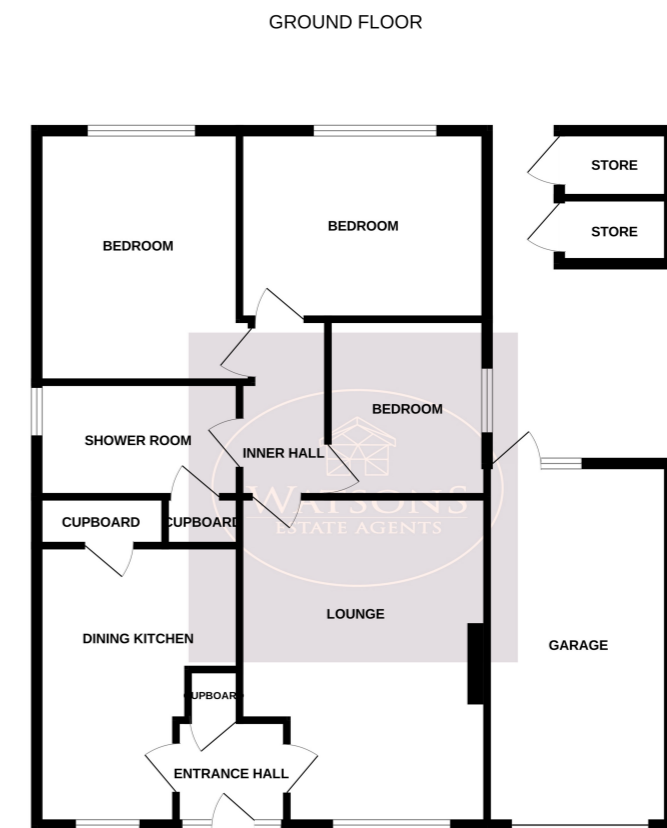
5.33m x 3.93m (17' 6" x 12' 11") UPVC double glazed window to the front, radiator and door to the inner hall.

Dining Kitchen

5.2m max x 3.16m (17' 1" x 10' 4") A range of matching wall & base units, work surfaces incorporating an inset sink & drainer unit. Integrated appliances to include: electric oven & induction hob with extractor over, fridge freezer and dishwasher. Wood effect laminate flooring, radiator, uPVC double glazed window to the front and door to the pantry.

Inner Hall

Doors to all bedrooms and 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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Bedroom 1

4.15m x 3.38m (13' 7" x 11' 1") UPVC double glazed window to the rear and radiator.

Bedroom 2

3.64m x 3.19m (11' 11" x 10' 6") UPVC double glazed window to the rear and radiator.

Bedroom 3

2.84m x 2.7m (9' 4" x 8' 10") UPVC double glazed window to the rear and radiator.

Shower Room

3 piece suite in white comprising WC, vanity sink unit and oversized walk in shower. Chrome heated towel rail, obscured uPVC double glazed window to the side and storage cupboard.

Outside

To the front of the property is a turfed lawn and flower bed borders with a range of plants & shrubs. A driveway provides ample off road parking and leads to the garage with up & over door and power. The garden is enclosed by wall & timber fencing to the perimeter and secured by wrought iron gates to the front. The rear garden offers a good level of privacy and comprises a paved patio seating area, turfed lawn, greenhouse and 2 brick built outhouses. The garden is enclosed by timber fencing to the perimeter with gated access to the side.