

Hatton Gardens, Nuthall, NG16 1QT

Guide Price £300,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		84
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	61	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
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 - 25235530

Our Seller says....

- Detached Family Home
- 4 Bedrooms
- En Suite To Primary Bedroom
- Downstairs WC & Utility Area
- Conservatory
- Off Road Parking & Garage
- Popular Cul De Sac Location
- Favoured School Catchment

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  
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\*\*\* GUIDE PRICE £300,000 - £325,000 \*\*\* \*\*\* SOUGHT AFTER LOCATION \*\*\* This detached family home is located on the 'Mornington' estate, popular with families due to its close proximity to reputable schools and road links including the M1. The ground floor accommodation comprises in brief; entrance hall, lounge, open plan dining kitchen, utility area, WC & a conservatory overlooking the rear garden. On the first floor, the landing leads to the family bathroom and 4 bedrooms, with bedroom 1 having an en suite shower room. Outside, the rear garden is mainly lawned and there is decking seating area with a fitted gazebo frame. The garden is enclosed by timber fencing with gated access to the side. To the front of the property a driveway provides off road parking and leads to a single integral garage. The property is located in a cul de sac and is within walking distance to Morning Primary School, a convenience store, doctors surgery and family pub restaurant. For more information or to book a viewing, call our team.

## Ground Floor

### Entrance Hall

Entrance door to the front and door to the lounge.

### Lounge

5.16m x 3.93m (16' 11" x 12' 11") UPVC double glazed bay window to the front, radiator and door to the dining kitchen.

### Dining Kitchen

6.43m x 4.10m (21' 1" x 13' 5") Matching wall & base units, work surfaces incorporating a one & half bowl stainless steel sink & drainer unit. Integrated appliances to include electric oven & gas hob with extractor over. 2 radiators, wall mounted boiler, stairs to the first floor, uPVC double glazed window to the rear. Door to the WC, open access to the utility area and French doors to the conservatory.

### Utility Area

Work surface, plumbing for washing machine, space for tumble dryer and external door to the side.

### WC

WC, wall mounted sink and radiator.

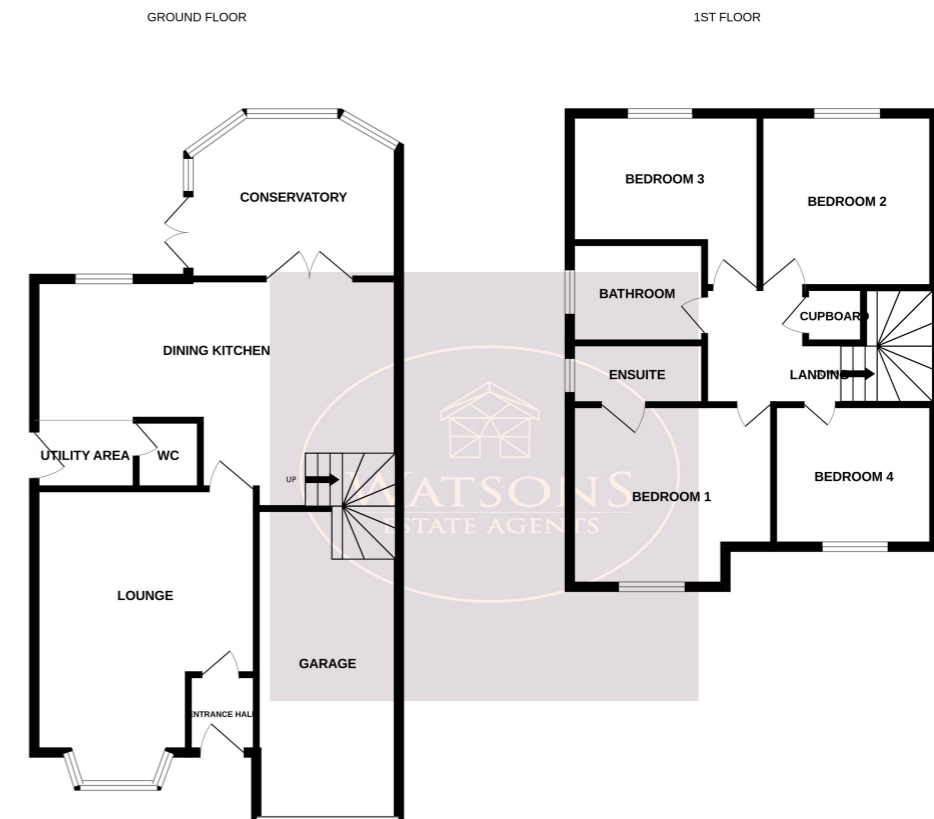
### Conservatory

3.21m x 3.16m (10' 6" x 10' 4") Brick & timber construction, radiator and French doors leading to the rear garden.

## 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.  
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### Bedroom 1

3.9m x 3.25m (12' 10" x 10' 8") UPVC double glazed window to the front, ceiling spotlights, radiator and door to the en suite.

### En Suite

Pedestal sink unit, shower cubicle and provision for a WC. Ceiling spotlights and obscured uPVC double glazed window to the side.

### Bedroom 2

3.03m x 3.0m (9' 11" x 9' 10") UPVC double glazed window to the rear, radiator and access to the attic.

### Bedroom 3

3.3m x 2.0m (10' 10" x 6' 7") (10' 10" x 8' 11") UPVC double glazed window to the rear and radiator.

### Bedroom 4

2.68m x 2.47m (8' 10" x 8' 1") UPVC double glazed window to the front and radiator.

### Bathroom

3 piece in white comprising WC, pedestal sink unit and bath with electric shower over. Ceiling spotlights, radiator and obscured uPVC double glazed window to the side.

### Outside

To the front of the property is a lawned garden. A driveway provides ample off road parking and leads to the integral garage with up & over door and power. The rear garden offers a good level of privacy and comprises a decking area with fitted gazebo frame and turfed lawn. The garden is enclosed by timber fencing to the perimeter with gated access to the side.