

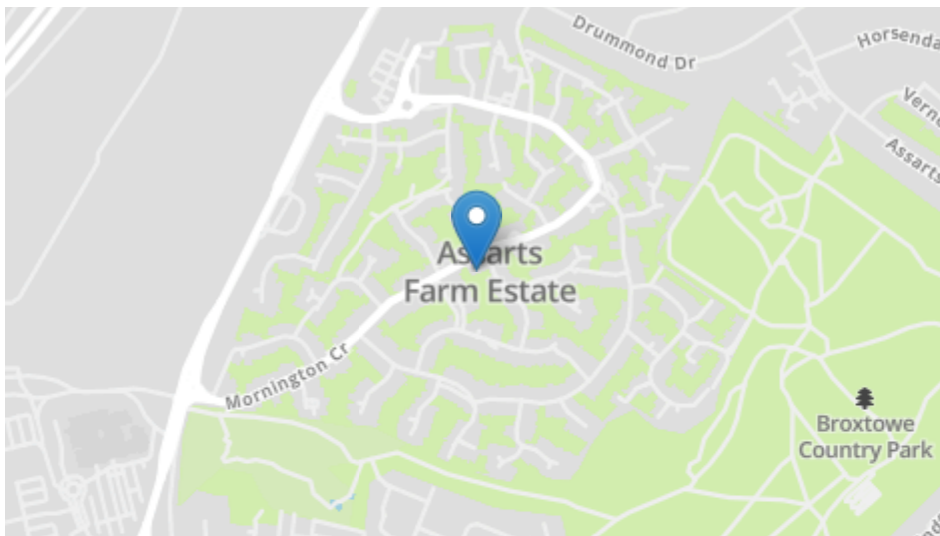
Mornington Crescent, Nuthall, NG16 1QE

Offers Over £475,000



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- Detached Family Home
- 4 Bedrooms
- Modern Dining Kitchen
- Downstairs WC & Utility Room
- En Suite & Family Bathroom
- Driveway & Double Garage
- Popular Residential Location
- Ease Of Access To A610 & M1

Our Seller says....

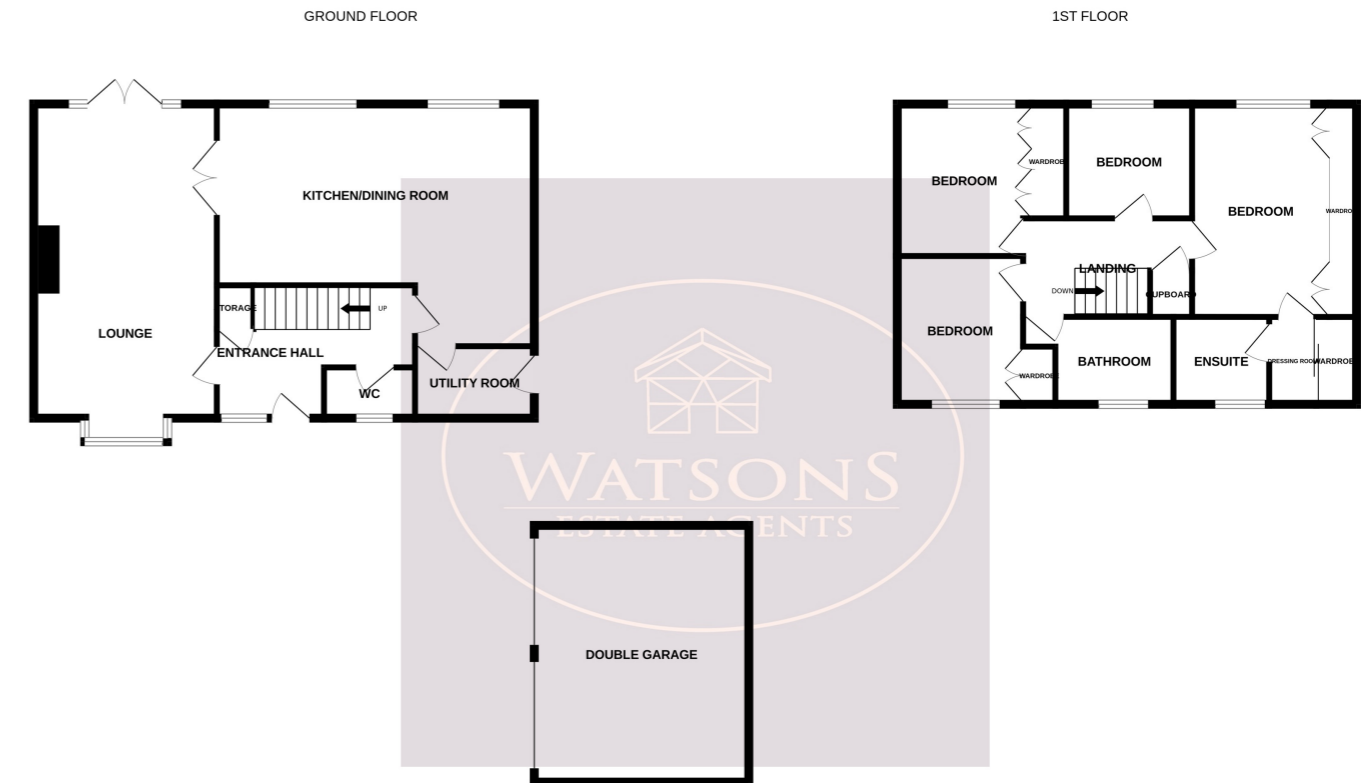
want to view?  
 Call us on 0115 938 5577  
 Our lines are open 8am - 8pm  
 7 Days a week  
 or email  
 mail@watsons-residential.co.uk  
 Ref - 27423811

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\*\*\* EXCEPTIONAL FAMILY HOME \*\*\* Standing proudly on a prime position, this 4 bedroom detached home has been meticulously maintained to a high standard and gives great living space. Families will particularly appreciate the favoured school catchments. In brief, the accommodation comprises: entrance hall, lounge, wc, dining kitchen, utility room, upstairs landing to the 4 good size bedrooms (with dressing room & en suite to primary) and family bathroom. Outside, the property has a great landscaped rear South East facing garden and the front driveway having a detached double garage to give a good amount of off street parking. If you are looking for something special requiring little or no cosmetic work, we urge you to view this simply superb family home. The well regarded Mornington area of Nuthall benefits from easy access to the M1 and Tram Park & Ride, whilst a Primary School, GP Surgery, Pub/Restaurant and convenience store are all within walking distance. Call our sales team now to arrange a viewing.

**Ground Floor**

**Storm Canopy**

Storm canopy with integrated downlighting. Door to the entrance hall.

**Entrance Hall**

Obscured uPVC double glazed window to the front, under stairs storage, ceiling spotlights, radiator and doors to the lounge, kitchen/diner and WC.

**WC**

Concealed cistern WC, vanity sink unit, chrome heated towel rail, fitted storage cupboards with granite work surfaces, wood effect laminate flooring, ceiling spotlights and obscured uPVC double glazed window to the front.

**Lounge**

6.83m x 3.7m (22' 5" x 12' 2") UPVC double glazed bay window to the front, 2 radiators, feature electric fire with fireplace surround. Double doors to the dining kitchen and French doors to the patio/garden..

**Dining Kitchen**

6.42m x 4.9m (21' 1" x 16' 1") A range of matching high gloss wall & base units, granite work surfaces incorporating an inset one & a half bowl stainless steel sink & drainer unit. Integrated appliances to include: waist height double electric oven & grill, induction hob with extractor over, fridge freezer, dishwasher and wine cooler. Breakfast bar, ceiling spotlights, radiator, wood effect laminate flooring, 2 uPVC double glazed windows to the rear. Open to the dining area and door to the utility room.

**Utility Room**

2.41m x 1.46m (7' 11" x 4' 9") A range of matching high gloss wall & base units. work surfaces with inset stainless steel sink & drainer unit. Plumbing for washing machine, integrated boiler, ceiling spotlights, wood effect laminate flooring, radiator and door to the side.

**First Floor**

**Landing**

Airing cupboard housing the hot water tank and doors to all bedrooms and bathroom.

**Primary Bedroom**

4.35m x 3.47m (14' 3" x 11' 5") UPVC double glazed window to the rear, radiator, a range of fitted furniture, access to the attic (partly boarded), ceiling spotlights and door to the dressing area.

**Dressing Area**

1.77m x 0.95m (5' 10" x 3' 1") Floor to ceiling sliding door wardrobes, radiator, ceiling spotlight and door to the en suite.

**En Suite**

3 piece suite in white comprising: concealed cistern WC, vanity sink unit and corner shower. Ceiling spotlights, chrome heated rail, obscured uPVC double glazed window to the front and waterproof laminate flooring.

**Bedroom 2**

3.53m x 3.03m (11' 7" x 9' 11") UPVC double glazed window to the rear, fitted wardrobe & drawer unit and radiator.

**Bedroom 3**

2.85m x 2.83m (9' 4" x 9' 3") UPVC double glazed window to the front, radiator and built in wardrobe.

**Bedroom 4**

2.9m x 2.41m (9' 6" x 7' 11") UPVC double glazed window to the rear and radiator.

**Bathroom**

2.53m (3.4m max) x 2.01m (8' 4" x 6' 7") 3 piece suite comprising: concealed cistern WC, vanity sink unit and P shaped bath with shower over. Chrome heated towel rail, ceiling spotlights, shaving point, waterproof laminate flooring and obscured uPVC double glazed window to the front.

**Outside**

To the front of the property is a turfed lawn, flower bed borders with a range of plants & shrubs, external tap and exterior electric power point to the side. A block paved driveway provides ample off road parking and leads to the double detached garage with up & over doors, light and power. The South East facing rear garden comprises a paved patio, turfed lawn, flower bed borders with a range of plants & shrubs and external tap. The garden is enclosed by timber fencing to the perimeter with gated access to the side.