

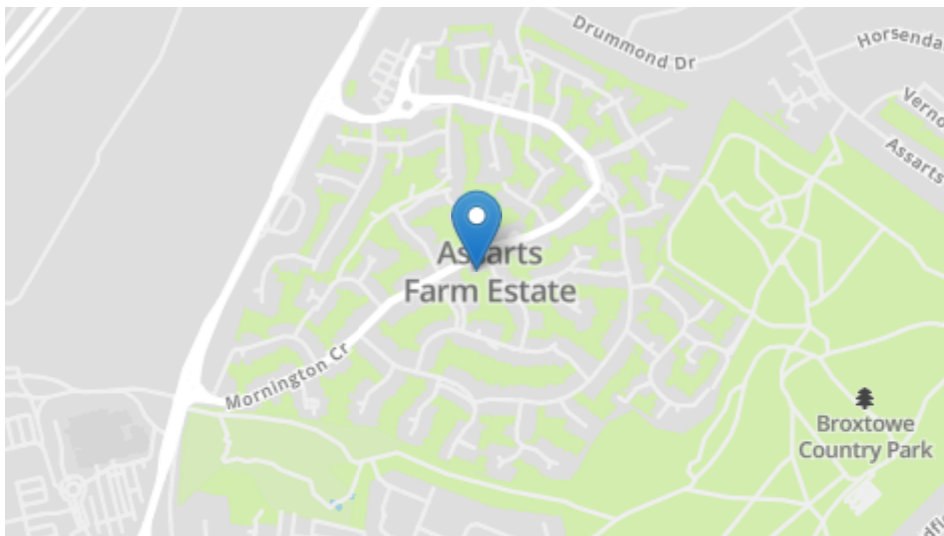
Mornington Crescent, Nuthall, NG16 1QE

£450,000



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>	74	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



- 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....

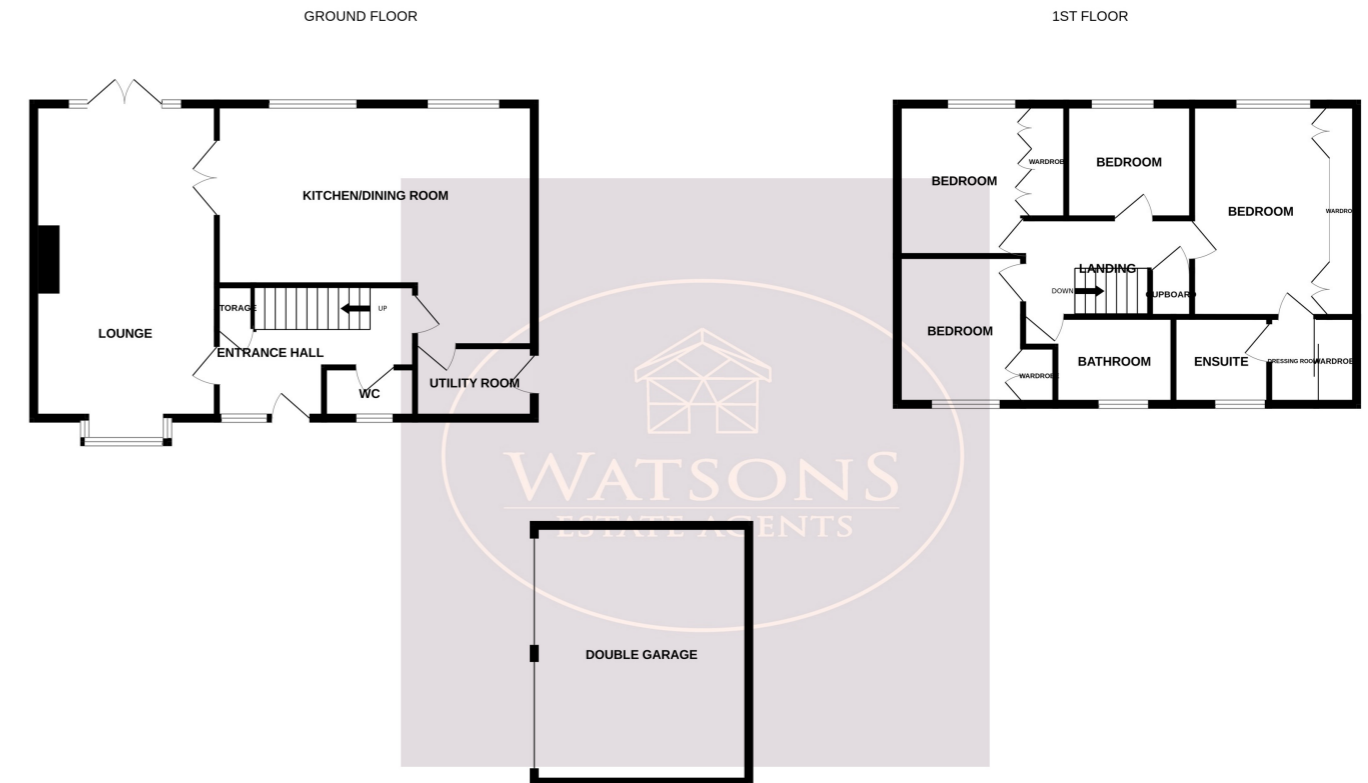
want to view?  
 Call us on 0115 938 5577  
 Our lines are open 8am - 8pm  
 7 Days a week  
 or email  
 mail@watsons-residential.co.uk  
 Ref - 27423811

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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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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\*\*\* 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 Morington 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