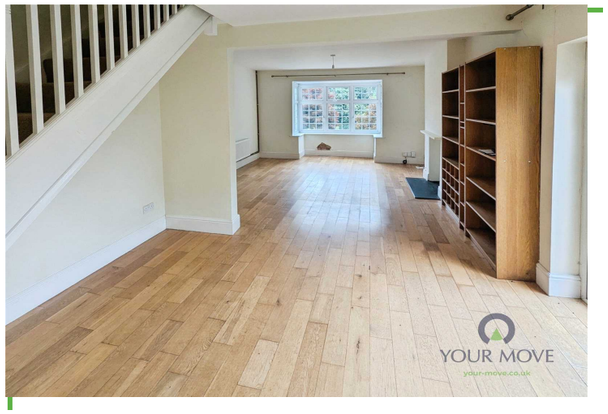
















Nottingham Road, Nuthall,
Nottingham, Nottinghamshire,
NG16

Asking Price: £420,000

Tenure: Freehold

YOUR MOVE

your-move.co.uk

The Property Ombudsman

Nottingham Road, Nuthall, Nottingham, Nottinghamshire, NG16

Asking Price: £420,000 Tenure: Freehold

Council Tax Band: E
EPC Rating: D
Local Authority: Nottingham City Council, Nottingham

Other important information which you will need to know about this property can be found at your-move.co.uk

Your Move are delighted to bring to the market this Impressive Detached Extended Bungalow set back from the road with gardens & rear lane access to the drive & garage in a PRIME Location with excellent links to the M1 & Nuthall.

Description
For sale: a spacious four-bedroom detached bungalow in Nuthall, Nottingham, offered with no upward chain and an integral garage. Extended to the rear, this well-presented home provides flexible, single-storey living with attractive gardens to three sides and a secure driveway accessed via a rear lane.

Inside, a central hallway with patterned tiled flooring leads through the property. The main reception room enjoys good natural light and wooden flooring, creating a comfortable living and dining space. The generous kitchen is a standout feature, fitted with modern units, ample worktop space and integrated oven, with tiled flooring and skylights enhancing the sense of light and space.

There are three bedrooms, all neutrally decorated and ready for personal styling, supported by two bathrooms, one with contemporary tiling and vanity storage. A further versatile loft-style room with carpeted floor and balustrade offers useful additional space, ideal as a hobbies room or home office.

Outside, the bungalow is set in established lawned gardens with mature shrubs, patio areas and plenty of scope for further landscaping, together with the convenience of an integral garage.

Nuthall is a popular residential area with nearby access to local shops and amenities in Kimberley and on Nottingham Road. Families benefit from a choice of well-regarded schools in the locality, plus recreational spaces such as Basil Russell Playing Fields and Broxtowe Country Park. Transport links are excellent, with Phoenix Park tram stop and Junction 26 of the M1 both within easy reach, and Nottingham city centre typically around 20–25 minutes away by car or tram. EPC rating D. Council Tax band E.

Entrance Hall

Lounge Dining Room
12' x 26' (3.66m x 7.92m)
A spacious room with a upvc box bay window to the front, wood flooring, French doors to the garden & stairs off to the attic bedroom.

Kitchen
15' x 10' (4.57m x 3.05m)
An impressive room with a modern range of units, a high level electric oven & 5 ring gas hob, oak worktops, tiled flooring, access to the driveway & skylight windows.

Rear Hall
Leads to a courtyard area

Utility Room
4' x 6' (1.22m x 1.83m)
Having wall & base units, tiled flooring & gives access to the garage.

Bedroom 4
10' x 11' (3.05m x 3.35m)
A double bedroom with a upvc window & access to an En-Suite.

En-Suite
3' x 6' (0.91m x 1.83m)
Offering a shower, low flush W.C, wash hand basin, part tiled walls & a upvc window.

Bedroom 1
12' x 15 (3.66m x 15)
A spacious double room with a upvc boxed bay window to the front.

Bedroom 3
11' x 11' (3.35m x 3.35m)
A double room with laminate flooring & a upvc window to the rear.

Bathroom
6' x 8' (1.83m x 2.44m)
A modern white suite comprising of a panelled bath, vanity unit with inset sink & W.C, part tiled walls & tiled floor & a skylight window.

Attic Bedroom 2
12' x 16' (3.66m x 4.88m)
A good sized versatile room with a upvc window.

Garage
9' x 13' (2.74m x 3.96m)
Having an up & over door, power & light, a wall mounted gas boiler & access to the utility room.



For full EPC please contact the branch.

Gardens
Wells established gardens to the front & side with feature decked area. A driveway located to the far side is access via a lane to the rear of the property & has secure double gates.



Total floor area: 138.3 sq.m. (1,488 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.

We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider, which may also be an associated company of Your Move.