

HoldenCopley

PREPARE TO BE MOVED

Cedarland Crescent, Nuthall, Nottinghamshire NG16 1AG

Guide Price £280,000

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GUIDE PRICE £280,000 - £300,000

BEAUTIFULLY PRESENTED THROUGHOUT...

This three bedroom detached house is presented to a high standard throughout whilst offering the winning combination of indoor and outdoor space, perfect for any growing family looking for their forever home! The property benefits from a range of refurbishments including new carpets, a newly fitted W/C and a new bathroom. Situated within a quiet location just a stone's throw away from various local amenities, recreational parks, excellent transport links into the City Centre and within catchment area to great schools such as Rosslyn Park Primary & Nursery and Ambleside Academy. To the ground floor is an entrance hall, a ground floor W/C, a spacious lounge/diner, a fitted kitchen and access to the lean to/gym. The third floor carries three good sized bedrooms serviced by a three piece bathroom suite. Outside to the front of the property is a block paved driveway providing ample off road parking and to the rear is a private enclosed garden with access to a single garage.

MUST BE VIEWED





- Detached House
- Three Bedrooms
- Spacious Lounge/Diner
- Modern Fitted Kitchen
- Ground Floor W/C
- Three Piece Bathroom Suite
- Newly Fitted Carpets
- Off Road Parking
- Private Enclosed Garden
- Must Be Viewed





GROUND FLOOR

Entrance Hall

9'2" x 14'1" (2.8 x 4.3)

The entrance hall has laminate flooring, a wall mounted radiator, an under stairs cupboard, coving to the ceiling and a UPVC double glazed door providing access into the accommodation

W/C

2'11" x 4'3" (0.9 x 1.3)

This space has laminate flooring, a chrome heated towel rail, a low level flush W/C, partially tiled walls and a UPVC double glazed obscure window to the front elevation

Kitchen

9'2" x 10'5" (2.8 x 3.2)

The kitchen has laminate flooring, a range of fitted wall and base units with rolled edge worktops, a black ceramic sink and a half with mixer taps and a drainer, an oven, an integrated glass curved extractor hood, space for a fridge freezer, space for a dishwasher and two UPVC double glazed windows to the side and front elevation

Lounge/Diner

26'6" x 11'5" (8.1 x 3.5)

The lounge/diner has carpeted flooring, a wall mounted radiator, coving to the ceiling, a TV point, a feature fireplace with a decorative surround, a UPVC double glazed bay window to the front elevation and double glazed French doors to the rear garden

Lean To/Gym

24'7" x 8'6" (7.5 x 2.6)

The lean to/gym has a polycarbonate roof, roller shutter doors and an up and over door

FIRST FLOOR

Landing

9'10" x 15'1" (3.0 x 4.6)

The landing has carpeted flooring, coving to the ceiling, a UPVC double glazed window to the front elevation, provides access to the first floor accommodation and a boarded loft with electrical points and lighting

Master Bedroom

12'1" x 15'5" (3.7 x 4.7)

The main bedroom has carpeted flooring, a wall mounted radiator, coving to the ceiling and a UPVC double glazed window to the front elevation

Bedroom Two

11'1" x 12'1" (3.4 x 3.7)

The second bedroom has carpeted flooring, a wall mounted radiator and a UPVC double glazed window to the rear elevation

Bathroom

7'2" x 5'10" (2.2 x 1.8)

The bathroom has laminate flooring, a chrome heated towel rail, a low level flush W/C, a pedestal wash basin, a panelled bath with a wall mounted shower, partially tiled walls and a UPVC double glazed obscure window to the side elevation

Bedroom Three

7'2" x 9'10" (2.2 x 3.0)

The third bedroom has carpeted flooring, a wall mounted radiator and a UPVC double glazed window to the rear elevation

OUTSIDE

Front

To the front of the property is a block paved driveway providing ample off road parking

Rear

To the rear of the property is a private enclosed garden with a patio area, courtesy lighting, a lawn, a range of plants and shrubs, mature trees, panelled fencing and access to a single garage

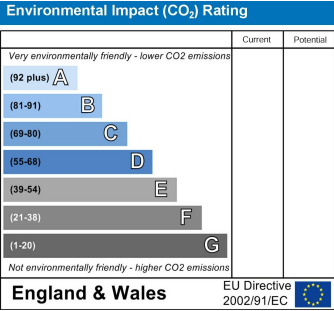
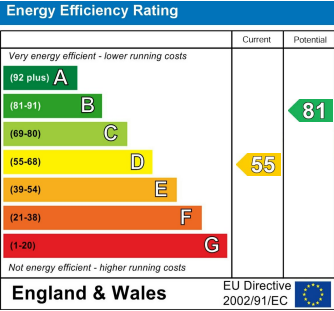
Garage

The garage is located to the rear of the property

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