



Mornington Crescent  
Nuthall, Nottingham NG16 1QE

**£560,000 Freehold**

An impressive four bedroom detached house  
with driveway and double garage.



An Impressive four bedroom detached house with a driveway and double garage to the front and a private enclosed garden to the rear. Having been well maintained by the current owner this property offers generous living space throughout.

This would make an ideal purchase for a variety of buyers including families looking for their next home or buyers relocating to be within this popular residential location.

Conveniently placed for access to a range of local amenities including shops, public houses, parks and schools and provides easy access to bus links to both Nottingham and Derby and is just a short commute to the A52 and M1.

In brief, the internal accommodation comprises: Entrance porch, entrance hall, living room, dining room, conservatory, kitchen, utility room and WC to the ground floor. Rising to the first floor are four bedrooms, the master with en-suite and a family bathroom.

To the front the property has a well maintained lawn space with a block paved driveway for multiple cars leading to a double garage. To the rear is a private garden, landscaped by the silver medal winner of the Chelsea garden show, it comprises a paved seating area, a lawned space, a pond and a pergola.

An early internal viewing comes highly recommended.



#### Entrance Porch

A UPVC double glazed door leads through to a tiled entrance porch.

#### Entrance Hallway

A second door leads through to the carpeted entrance space with radiator and wall lights.

#### Living Room

12'7" x 18'0" (3.839 x 5.493)

Double doors lead through to a carpeted room with gas fire, radiator, wall lights and UPVC double glazed window to the front aspect.

#### Dining Room

12'1" x 9'1" (3.704 x 2.782)

Carpeted room with radiator, wall lights and UPVC sliding door through to the conservatory.

#### Conservatory

12'2" x 11'10" (3.711 x 3.614)

With tiled flooring, radiator and UPVC double glazed windows overlooking the garden and French doors to the rear.

#### Kitchen

15'4" x 9'0" (4.687 x 2.760)

With wall, base and drawer units with worksurfaces over, inset sink with drainer. Integrated fridge/freezer, wine cooler, dishwasher, electric double oven and gas hob. UPVC double glazed window to the rear aspect.

#### Utility Room

7'6" x 9'10" (2.293 x 3.006)

With wall and base units and space and fittings for freestanding washing machine and fridge/ freezer. UPVC double glazed door to the rear garden. Access to the double garage, with power and potential for future conversion.

#### WC

With WC and wash hand basin.

#### First Floor Landing

With access to the loft hatch and cupboard housing the water tank.

#### Bedroom One

12'7" x 14'2" (3.849 x 4.329)

Carpeted room with radiator, fitted wardrobes and drawer units and UPVC double glazed window to the front aspect. Access to the en-suite.

#### En-Suite

Incorporating a three piece suite comprising walk in mains power shower with glass shower screen, wash hand basin and WC.

#### Bedroom Two

11'4" x 13'1" (3.462 x 3.990)

Carpeted room with radiator, fitted wardrobes and UPVC double glazed window to the rear aspect.

#### Bedroom Three

8'11" x 9'7" (2.728 x 2.926)

Carpeted room with radiator, fitted wardrobes and UPVC double glazed window to the rear aspect.

#### Bedroom Four

8'6" x 9'3" (2.616 x 2.832)

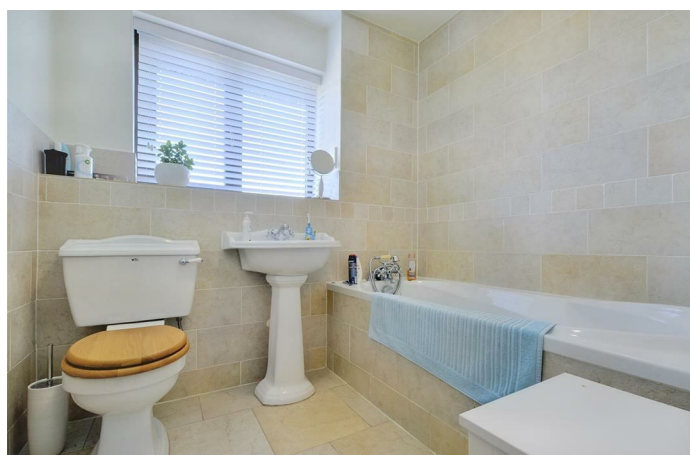
Carpeted room with radiator, fitted desks and UPVC double glazed window to the front aspect. Currently set up as a study.

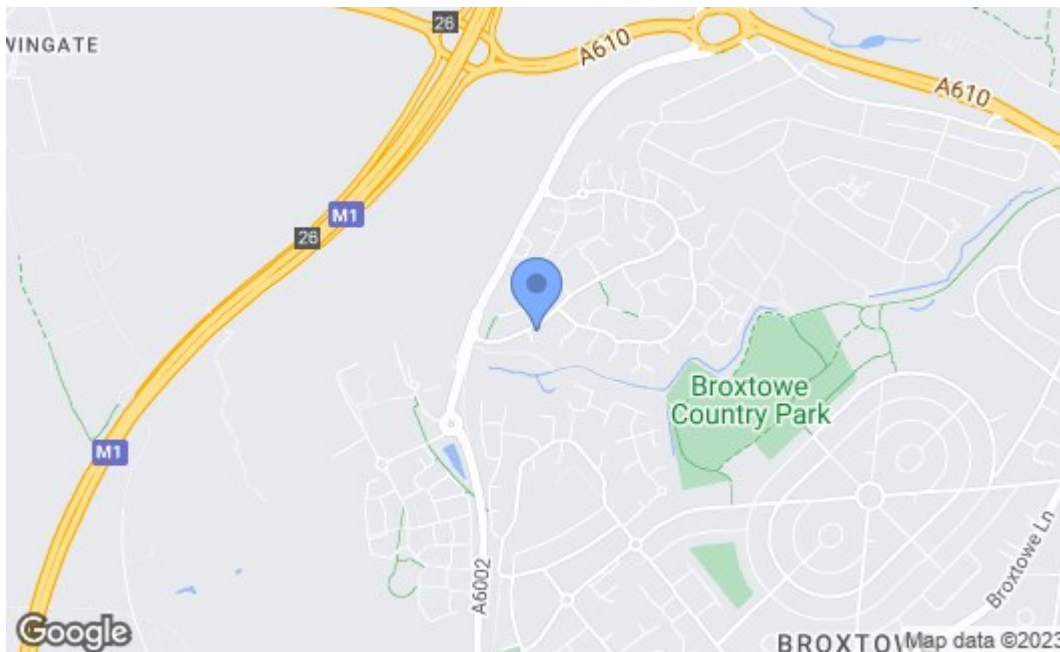
#### Bathroom

Incorporating a three piece suite comprising bath, wash hand basin and WC.

#### Outside

To the front the property has a well maintained lawn space with a block paved driveway for multiple cars leading to a double garage. To the rear is a private garden, landscaped by the silver medal winner of the Chelsea garden show, it comprises a paved seating area, a lawned space, a pond and a pergola.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(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 &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.