Robert Ellis

look no further. . .

Mornington Crescent
Nuthall, Nottingham NG16 1QE

A THREE BEDROOM DETACHED FAMILY HOUSE SET BACK FROM THE ROAD WITH AMPLE OFF-STREET PARKING & GARAGE.

£295,000 Freehold

Situated within this popular and established residential suburb, great for families and commuters alike, the property itself being a short walk from Mornington Primary School and also within the estate are playing parks and a small parade of shops which include a convenience store and doctors medical centre. For those wishing to commute, the A610 is a few minutes drive away giving direct access to Nottingham City and Junction 26 of the M1 motorway.

The property itself comes to the market in a 'ready to move into' condition with gas fired central heating and double glazing. The accommodation comprises entrance hall, lounge, dining room, fitted kitchen with separate useful utility room and cloakroom/WC. To the first floor, the landing provides access to three bedrooms (the master with en-suite shower room) and the family bathroom completes the accommodation.

The rear garden is of a general size and currently laid for ease of maintenance with a patio area.

A great property for young families and professional couples with plenty of space to be able to work from home. Viewing is recommended.

ENTRANCE HALL
uPVC double glazed front entrance door, radiator, door to garage and opening through to the dining room.

LOUNGE
15'2" x 11'5" (4.64 x 3.49)
Gas fire with Adam-style surround, radiator, double glazed bay window to the front.

DINING ROOM
13'7" x 8'8" (4.15 x 2.66)
Radiator, double glazed patio door leading to the garden, door to kitchen.

KITCHEN
10'0" x 9'9" (3.06 x 2.99)
Incorporating a fitted range of wall, base and drawer units, roll edge work surfacing and inset stainless steel sink unit with single drainer. Built-in electric oven, gas hob and extractor hood over. Plumbing and space for dishwasher and appliance space. Radiator, double glazed window to the rear, door to the utility room.

UTILITY ROOM
6'8" x 4'9" (2.05 x 1.47)
Base units with work surfacing and stainless steel sink unit with single drainer. Plumbing and space for washing machine, wall mounted gas boiler (for central heating and hot water), double glazed door to the rear garden and door to cloaks/WC.

CLOAKS/WC
Incorporating a two piece suite comprising wash hand basin and low flush WC, radiator and double glazed window.

FIRST FLOOR LANDING
Doors to bedrooms and bathroom.

BEDROOM ONE
15'3" x 9'11" (4.66 x 3.03)
Fitted wardrobes, radiator, double glazed window to the rear and door to en-suite.

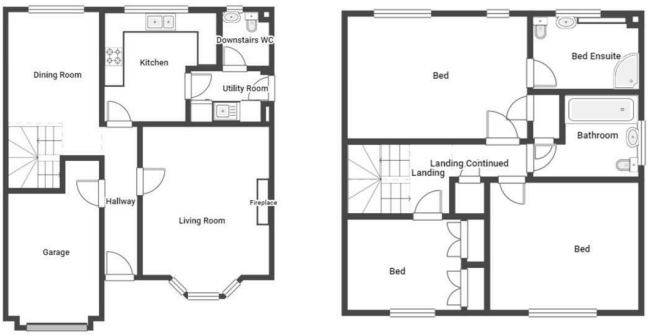
EN-SUITE
Incorporating a three piece suite comprising wash hand basin with vanity unit, low flush WC and shower cubicle with electric shower. Fully panelled walls, radiator and double glazed window.

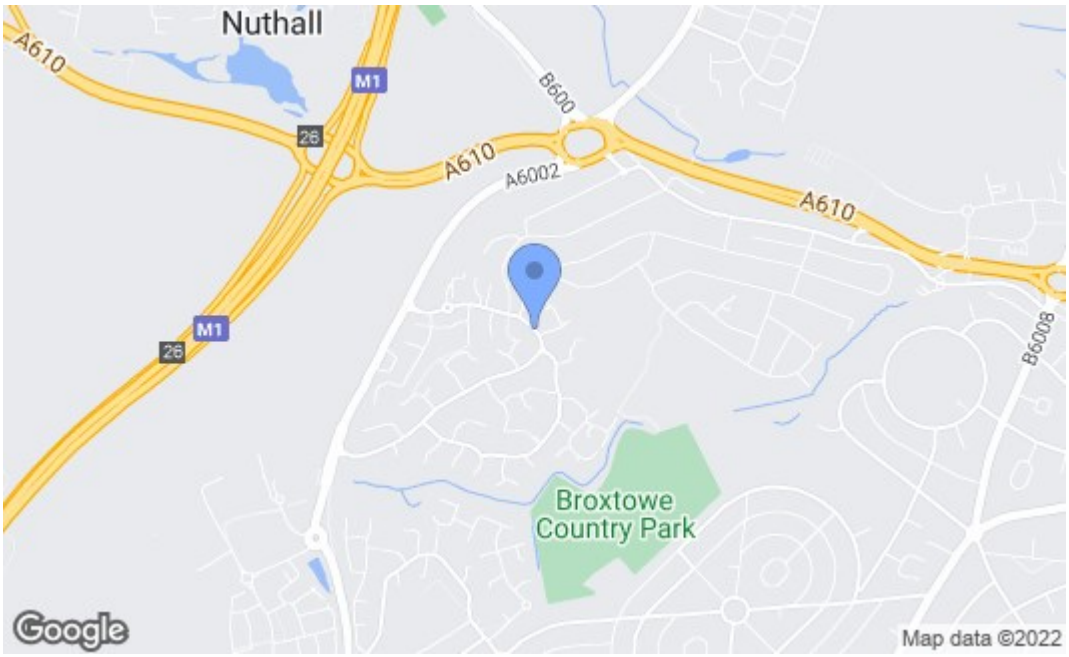
BEDROOM TWO
12'6" x 10'7" (3.83 x 3.25)
Radiator and double glazed window to the front.

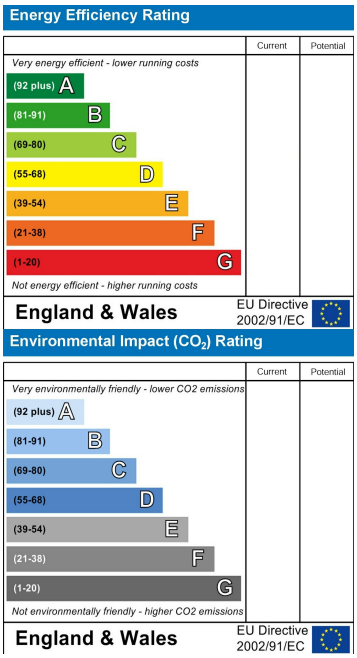
BEDROOM THREE
9'3" x 7'6" (2.84 x 2.29)
Fitted wardrobes, radiator and double glazed window to the front.

FAMILY BATHROOM
7'10" x 6'10" (2.41 x 2.10)
Three piece suite comprising wash hand basin, low flush WC and panel bath. Radiator, partially tiles walls and a built-in airing cupboard. Double glazed window.

OUTSIDE
The property is set back from the road with a deep front garden (stoned for ease of maintenance) with generous driveway with turning area providing off-street parking for three vehicles and leading to the single garage which is partially integral with up and over door, light and power. There is gated pedestrian access at the side of the house leading to the rear garden, generous size and laid mainly for ease of maintenance with patio area.







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.

30-32 Derby Road, Stapleford, Nottingham, Nottinghamshire, NG9 7AA
stapleford@robertellis.co.uk
0115 949 0044