Robert Ellis

look no further. . .

Mornington Crescent
Nuthall, Nottingham NG16 1QQ

WE ARE DELIGHTED TO OFFER FOR SALE THIS EXTENDED FOUR BEDROOM DETACHED EXECUTIVE HOME.

£495,000 Freehold

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This property has been cleverly extended and offers a high quality fixtures and fittings throughout with features including gas fired central heating serviced from a condensing boiler, underfloor heating to the kitchen and bathrooms, and air conditioning to the first floor. The family breakfast kitchen is fully fitted with oak fronted units, granite work surfacing and built-in appliances and there is a substantial separate utility room great for busy families and also could be used as a second kitchen.

A touch of luxury can also be found to the first floor where the principal bedroom has a superb en-suite contemporary wet room/WC and there is a generous family bathroom with corner bath and separate shower cubicle.

The accommodation comprises a central hallway which gives access to a useful study, cloakroom/WC, living room with conservatory beyond, separate dining room, breakfast kitchen with large utility room. An impressive galleried landing provides access to all four bedrooms, the principal bedroom with an en-suite and a family bathroom completing the accommodation.

The outside of this property is no less impressive with a substantial block paved forecourt providing parking for several vehicles, an integral double garage and attractively landscaped rear gardens with lawns, patio, decked areas.

Situated in this popular and now established residential suburb, this development built in the early 1990's is ideally placed for families and commuters alike with Mornington Primary School within walking distance of the property. There is a small useful parade of shops which includes a medical centre and further around the estate there are two restaurants. There is a local bus service and for those wishing to commute, Nottingham is easily accessible via the A610 as is Junction 26 of the M1 motorway.

A suburb property for growing families and those wishing to work from home. Only upon viewing this property internally can it be fully appreciated.

HALLWAY
Sealed unit double glazed windows, hardwood front entrance door with glazed panel, radiator, dog leg staircase to first floor, wood flooring, useful cloaks cupboard, doors to cloaks, WC, study, kitchen, dining room and living room.

CLOAKS/WC
Incorporating a two piece suite comprising wash hand basin with vanity unit and low flush WC with concealed cistern. Useful vanity closet, porcelain tiled floor, fitted mirror with lighting, radiator.

STUDY
9'0" x 9'6" reducing to 7'8" (2.76 x 2.9 reducing to 2.36)
Wood flooring, radiator, double glazed window to the front.

LIVING ROOM
20'2" x 11'3" (6.17 x 3.44)
Wood flooring, radiator, double doors to the dining room, glazed window to the front and sealed unit double glazed French doors and side windows leading to the conservatory.

CONSERVATORY
12'11" x 12'0" (3.96 x 3.66)
Radiator, sealed unit double glazed windows in hardwood frames with brick dwarf wall and double glazed French doors opening to the rear garden.

DINING ROOM
10'3" x 9'10" (3.13 x 3)
Radiator, wood flooring, double glazed window to the rear.

BREAKFAST KITCHEN
14'10" x 10'10" (4.53 x 3.31)
Incorporating a high quality fitted range of oak fronted wall, base and drawer units with contrasting high quality black granite work surfacing with matching breakfast bar. Inset one and a half bowl stainless steel sink unit with swan neck mixer tap, built-in electric oven, five ring gas hob and extractor hood over. Integrated dishwasher, space for American-style fridge/freezer. Deep storage cupboard housing Vaillant condensing boiler (for central heating and hot water), radiator, porcelain tiled floor, double glazed window to the rear and glazed door to the utility room.

UTILITY ROOM
20'10" x 8'6" (6.37 x 2.6)
Fitted range of oak fronted wall and base cupboards with tall storage cupboard, rolled edge work surfacing and inset stainless steel sink unit. Plumbing and space for washing machine, space for tumble dryer, partial vaulted ceiling with Velux double glazed roof windows, radiator, porcelain tiled floor, sealed unit double glazed rear exit door and door to the garage.

GALLERIED FIRST FLOOR LANDING
9'3" (2.83)
Additional landing area, large linen cupboard, useful storage cupboard, radiator, double glazed window to the front.

BEDROOM ONE
13'4" x 11'9" (4.07 x 3.6)
Fitted bedroom furniture, including wardrobes with high level units over bedhead, bedside cabinets and large drawer bank. Ceiling vents for air conditioning, radiator, double glazed window to the rear and door to en-suite.

EN-SUITE
6'10" x 6'10" (2.09 x 2.09)
Offering a luxury wet room style facility including walk-in shower area with glass screens and thermostatic controlled Drench shower system, low flush WC with concealed cistern and floating vanity units with wash hand basin with feature mixer tap. Further fitted vanity units all with granite work tops with matching windowsill. Heated towel rail, tiled floor, partially tiled walls, shaver point and fitted mirror with light.

BEDROOM TWO
10'9" x 11'3" (3.30 x 3.43)
Radiator, ceiling vent for air conditioning, double glazed window to the rear.

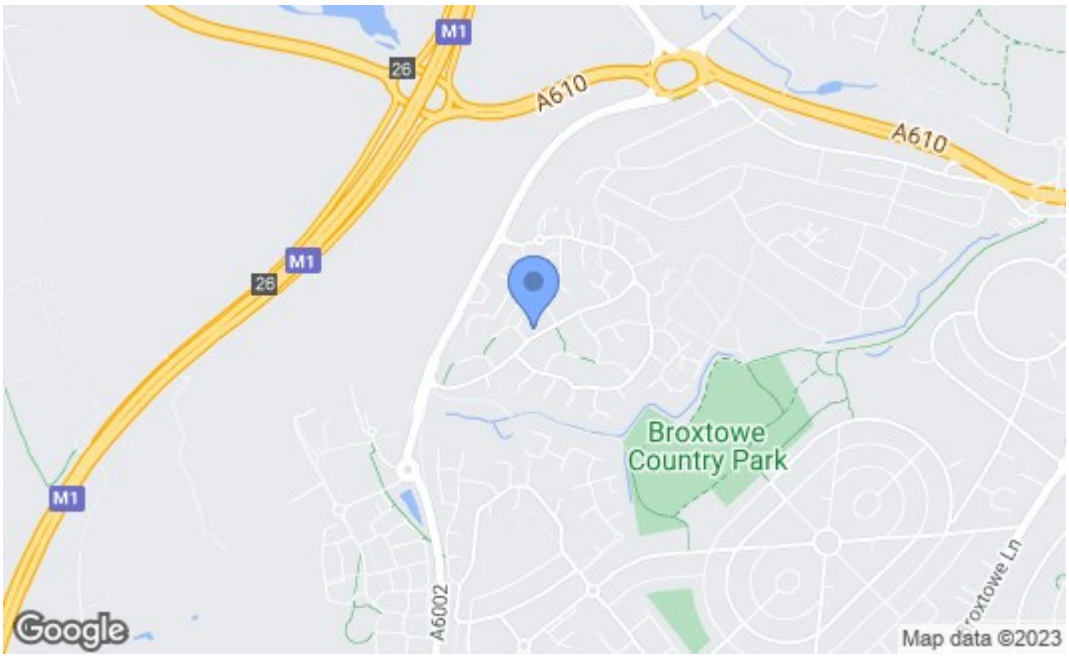
BEDROOM THREE
9'3" x 11'3" (2.82 x 3.44)
Ceiling vent for air conditioning, radiator, double glazed windows to the front.

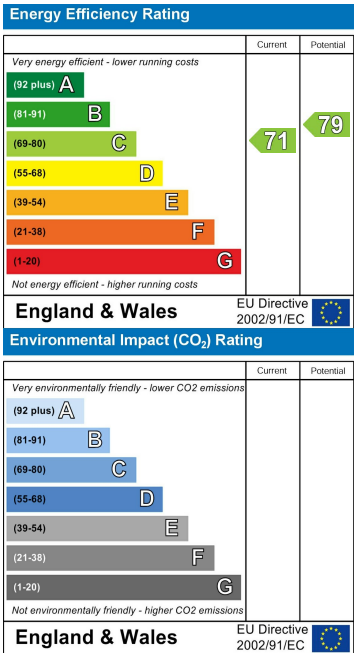
BEDROOM FOUR
7'3" x 9'2" (2.21 x 2.8)
Fitted wardrobe, radiator, vent for air conditioning, double glazed window to the rear.

FAMILY BATHROOM
9'1" x 8'7" at widest point (2.79 x 2.63 at widest point)
Incorporating a luxury four piece suite comprising wash hand basin, low flush WC, corner bath with thermostatic controlled mixer tap and flexible shower rose. Separate shower cubicle with thermostatic controlled shower, speaker for integrated sound system (controls in linen cupboard). Fully tiled walls, tiled floor, heated towel rail, double glazed window.

GARAGE
16'1" x 15'10" (4.92 x 4.85)
Up and over door, light and power, and hatch to loft storage.

OUTSIDE
Set back from the road with a deep frontage having a block paved forecourt providing parking for several vehicles. There are two shaped beds finished with gravel and inset shrubs. The rear garden is of generous size enclosed with an area laid to lawn. A paved patio and pathway runs around the conservatory rear elevation. There is a shaped decked area ideal for alfresco dining which is flanked by ornamental trees and shrub bedding. There is an outside tap and a further paved area to one side of the property ideal for a shed hard standing and there is a gate leading to the front of the property. Ref 7518PS





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.

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