



Canterbury Close  
Nuthall, Nottingham NG16 1PU

SUBSTANTIAL FAMILY RESIDENCE WITH  
FIVE/SIX BEDROOMS, FOUR RECEPTION  
ROOMS & FOUR BATH/SOWER ROOMS.

**Offers Over £700,000 Freehold**



A KERBSIDE GLANCE IS NOT NEARLY ENOUGH TO FULLY APPRECIATE THIS SUBSTANTIAL FAMILY RESIDENCE WITH FIVE/SIX BEDROOMS, FOUR RECEPTION ROOMS AND FOUR BATH/SHOWER ROOMS.

With many features including a contemporary and modern family living dining kitchen being the centre of the house and offering a great social space adjacent to the large dining room (great for entertaining). Other reception rooms are used as a lounge, cinema room and large family room with small gym area. The property is double glazed throughout and centrally heated from a modern combination boiler that was installed approximately 1 year ago.

Located in a small cul de sac with off-street parking and private attractively landscaped rear gardens. Situated in this popular and now established residential suburb, great for families and commuters alike as the A610 is a short drive away linking Junction 26 of the M1 motorway and Nottingham city centre. Mornington Primary School is a short walk away and the popular Bilborough College is within easy reach. There is also a useful parade of shops nearby which includes a medical centre.

This surprisingly spacious property has great flexible accommodation for families, especially those looking to work from home. Only on viewing this property internally can the accommodation be fully appreciated.



#### ENTRANCE HALL

9'9" x 4'3" (2.98 x 1.3)

Feature oak front entrance door, porcelain tiled floor, internal door to reception hallway.

#### RECEPTION HALLWAY

19'5" x 7'5" (5.92 x 2.27)

Porcelain tiled floor, radiator, stairs to the first floor, doors to lounge, sitting room, kitchen and ground floor shower room/WC.

#### GROUND FLOOR SHOWER ROOM/WC

9'8" x 3'10" (2.95 x 1.17)

Incorporating a three piece suite comprising wash hand basin with vanity unit, low flush WC and shower cubicle with bodyjet shower system. Heated towel rail, porcelain tiled floor, tiling to walls, air extractor, double glazed window.

#### LOUNGE

22'6" (into bay) x 12'4" (6.86 (into bay) x 3.78)

Living flame gas fire with feature surround, radiator, contemporary ceiling light, contemporary inset display box lighting, double glazed square bay window to the front.

#### SITTING ROOM

17'9" x 8'0" (5.43 x 2.46)

Currently used as a cinema room with contemporary inset display light boxes, radiator, double glazed window to the front.

#### LIVING DINING KITCHEN

19'10" x 18'3" (6.05 x 5.57)

Incorporating a high quality fitted kitchen with a range of handle-free wall, base and drawer units with contemporary square edge work surfacing, inset glass and stainless steel one and a half bowl sink unit with single drainer, gas/range style cooker with matching extractor hood over. Space for American style fridge/freezer. Concealed colour changing LED lighting and LED colour changing lights to ceiling. Radiator, uPVC double glazed doors to dining room, utility room and uPVC double glazed French doors to the rear garden.

#### DINING ROOM

19'8" x 10'4" (6 x 3.17)

A great room for entertaining and dining with two radiators connecting door to lounge and uPVC double glazed windows and French doors leading to the rear garden.

#### UTILITY ROOM

5'11" x 8'0" (1.82 x 2.44)

Fitted range of wall and base cupboards with work surfacing and inset stainless steel sink unit with single drainer. Plumbing and space for washing machine and dishwasher, wall mounted Potterton gas boiler (approximately 1 year old, for central heating and hot water), radiator, uPVC door to family room.

#### FAMILY ROOM

23'11" x 16'8" (7.3 x 5.10)

Feature porcelain tiled floor, feature lighting to ceiling and feature light boxes. Three radiators, double glazed window to the front, double glazed French doors to the front open to the gym and door to the store room.

#### GYM

10'0" x 6'10" (3.05 x 2.10)

uPVC double glazed French doors to the rear garden.

#### STORE ROOM

17'4" x 3'11" (5.30 x 1.21)

Light and power.

#### FIRST FLOOR LANDING

Wood spindle balustrade, loft hatch and feature light box display units.

#### BEDROOM ONE

21'1" x 8'2" (6.43 x 2.50)

Radiator, double glazed window to the front and door to en-suite.

#### EN-SUITE

8'8" x 7'0" (2.65 x 2.15)

Incorporating a three piece suite comprising wash hand basin with vanity unit, low flush WC and large shower cubicle with feature bodyjet shower system. Fully tiled walls and floor, radiator, double glazed window.

#### BEDROOM TWO

12'10" x 11'1" (3.93 x 3.4)

Fitted wardrobes, radiator, double glazed window to the front and door to the en-suite.

#### EN-SUITE

7'4" x 8'0" (2.25 x 2.44)

Three piece suite comprising wash hand basin and vanity unit, low flush WC and shower cubicle with mixer shower attachment. Heating towel rail, double glazed window.

#### BEDROOM THREE

14'3" x 8'2" (4.36 x 2.5)

Loft hatch, radiator, double glazed window to the rear.

#### BEDROOM FOUR

10'11" x 10'5" (3.33 x 3.19)

Radiator, double glazed window to the rear.

#### BEDROOM FIVE

12'10" x 8'9" (3.92 x 2.68)

Fitted wardrobes, radiator, double glazed window to the front.

#### BEDROOM SIX/STUDY

5'4" x 8'9" (1.65 x 2.69)

Radiator, double glazed window to the side.

#### FAMILY BATHROOM

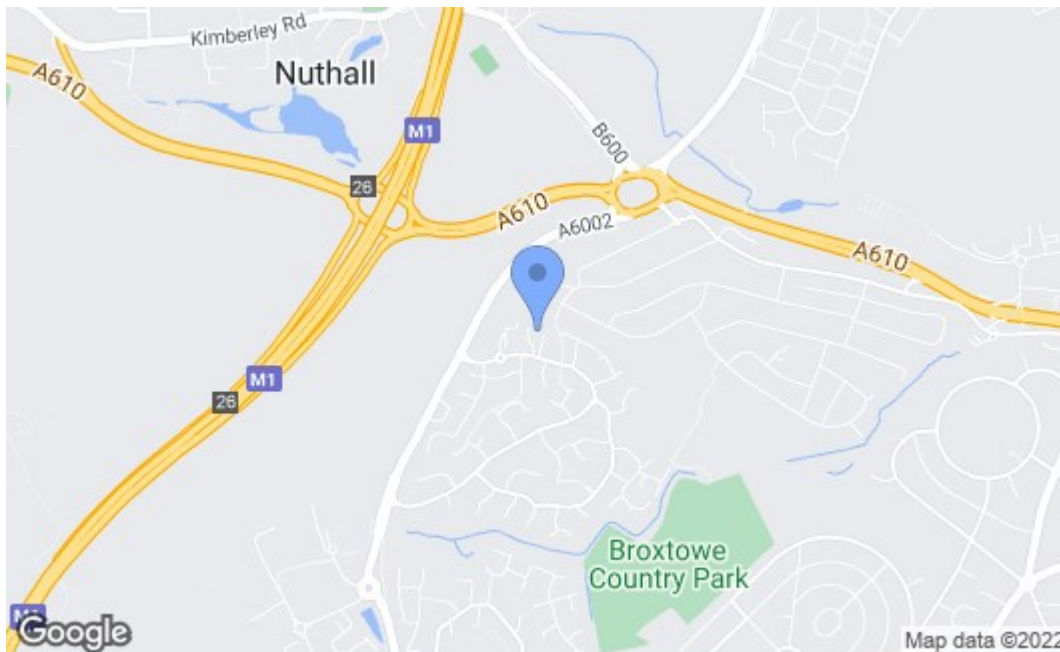
8'10" x 10'4" (2.7 x 3.16)

Incorporating a four piece suite comprising wash hand basin with vanity unit, floating low flush WC, floating bidet and partial sunken corner bath with waterfall taps. Fully tiled walls and floor, heated towel rail, double glazed window.

#### OUTSIDE

The property is situated in a cul de sac with partially open gardens to the front, gravelled for ease of maintenance with shrubs. A block paved forecourt provides parking for two vehicles. The rear garden is enclosed laid mainly to lawn which is flanked by a block paved pathway with various shrubs and the garden is enclosed, walled and fenced in.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
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.