



**Canterbury Close**  
**Nuthall, Nottinghamshire NG16 1PU**

AN EXECUTIVE STYLE DOUBLE FRONTED  
FOUR BEDROOM TWO BATHROOM  
THREE TOILET DETACHED FAMILY HOUSE.

**£475,000 Freehold**



ROBERT ELLIS ARE DELIGHTED TO BRING TO THE MARKET THIS EXECUTIVE STYLE FOUR BEDROOM TWO BATHROOM THREE TOILET DOUBLE FRONT DETACHED FAMILY HOUSE SITUATED WITHIN THIS SOUGHT AFTER AND ESTABLISHED RESIDENTIAL LOCATION.

With accommodation over two floors, the ground floor comprises entrance hall, useful ground floor WC, living room, dining room, conservatory, separate office, kitchen and utility room. The first floor landing provides access to four bedrooms (principal bedroom with en-suite bathroom) and family bathroom.

The property also benefits from gas fired central heating, double glazing, ample off-street parking, generous gardens and a double garage with twin up and over doors.

Nestled quietly within the corner of the cul de sac backing onto a local school nature reserve, the property is well shielded by greenery and offers generous outside space incorporating several entertaining areas and a family lawned area.

The property is situated within this established residential location, known locally as the 'Morningson Crescent Estate' and provides easy access to good transport links via the M1 and local A roads. There is also easy access into the nearby towns of Kimberley, Stapleford and Beeston, each offering a wide variety of national and independent retailers and shopping outlets.

We believe that the property would make an ideal long term family home and highly recommend an internal viewing.



## HALL

15'9" x 8'1" (4.82 x 2.48)

uPVC panel and stained glass front entrance door, staircase rising to the first floor with decorative spindle balustrade, radiator, coving, internal doors to living room, dining room, office, kitchen and WC.

## WC

4'3" x 4'3" (1.31 x 1.30)

Two piece suite comprising hidden cistern push flush WC and wash hand basin with mixer tap. Useful storage cupboards with granite style splashbacks, wall mounted chrome heated ladder towel radiator, wall mounted LED back-lit mirror.

## LIVING ROOM

19'0" x 11'11" (5.80 x 3.64)

Walk-in double glazed box bay style window to the front (with fitted blinds), radiator, media points, coving, Adam-style fire surround incorporating a coal effect fire. Door back to the hallway and opening through to the dining room.

## DINING ROOM

15'3" x 9'10" (4.65 x 3.01)

Opening back to the living room, door to hallway, radiator and sliding double glazed patio doors opening out to the conservatory (with fitted blinds).

## CONSERVATORY

14'9" x 11'1" (4.52 x 3.38)

Brick and double glazed construction with pitched roof, fitted blinds and French doors opening out to the rear garden.

## KITCHEN

15'1" x 13'2" (4.62 x 4.02)

The kitchen is equipped with a comprehensive matching range of fitted base and wall storage cupboards with granite effect roll top work surfaces. Inset sink unit with mixer tap and draining board with tiled splashbacks, fitted counter-level hob with extractor over and oven beneath, plumbing for dishwasher, space for fridge/freezer, ample space for dining table and chairs, double glazed window to the rear (with fitted roller blind), access to the utility room.

## UTILITY ROOM

7'1" x 6'5" (2.16 x 1.96)

Plumbing and under-counter space for washing machine and/or tumble dryer with countertop space above incorporating an additional sink unit with swan-neck mixer tap and decorative tiled splashbacks. Wall mounted storage cupboards and exit door to the side garden area.

## STUDY

9'10" x 9'3" (3.01 x 2.84)

Double glazed window to the side (with fitted blinds), radiator, coving and wooden flooring.

## FIRST FLOOR LANDING

Doors to all bedrooms and bathroom. Airing cupboard housing hot water cylinder with shelving above and access to the partially boarded lit and insulated loft space via pulldown loft ladders. Double glazed window to the side (with fitted blinds) and radiator.

## BEDROOM ONE

15'5" x 11'10" (4.71 x 3.63)

Double glazed window to the front (with fitted blinds), radiator, coving, a range of fitted bedroom wardrobes.

## EN-SUITE

9'3" x 9'2" (2.82 x 2.81)

White three piece suite comprising panel bath with central waterfall style mixer tap and handheld shower attachment, separate shower cubicle with electric shower, push flush WC and wash hand basin with storage cupboard beneath.

## BEDROOM TWO

10'9" x 9'2" (3.29 x 2.81)

Double glazed window (with fitted blinds), radiator, coving, laminate flooring and media points.

## BEDROOM THREE

10'9" x 9'2" (3.28 x 2.80)

Double glazed window with fitted blinds, radiator and coving.

## BEDROOM FOUR

9'7" x 8'8" (2.93 x 2.66)

Double glazed window to the rear (with fitted blinds), radiator and coving.

## BATHROOM

9'10" x 8'9" (3.00 x 2.69)

Three piece suite comprising bath with glass shower screen, mixer tap and electric shower over, low flush WC and wash hand basin with storage cupboards. Double glazed window (with fitted roller blind), chrome heated ladder towel radiator, spotlights and extractor fan.

## OUTSIDE

To the front of the property there is a block paved driveway providing off-street parking for several cars which in turn leads to the double garage via twin up and over doors. There is gated pedestrian access and decorative brick wall and railings providing access to the front garden and front entrance door.

## REAR GARDEN

Incorporating a good size paved patio seating area with additional decked seating space, ornamental pond leading onto a shaped lawn section with planted borders housing a variety of bushes and shrubbery whilst all being enclosed by timber fencing to the boundary lines with concrete posts and gravel boards. Within the garden there is an outside power supply, lighting and water tap, and access to the double garage.

## DOUBLE GARAGE

22'7" x 17'4" (6.90 x 5.29)

Twin electrically operated garage doors via remote control fob and internal switch, power and lighting points, pedestrian door to the rear.

## DIRECTIONAL NOTE

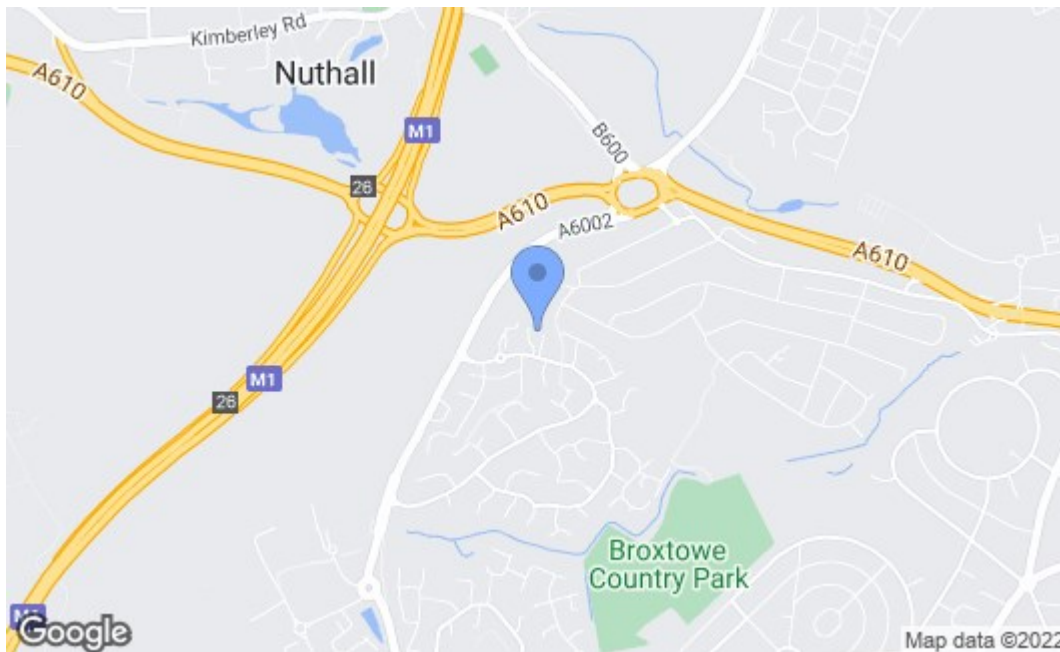
Upon entering Mornington Crescent via the Hlckory's restaurant, proceed over the mini roundabout and take a left turn onto Canterbury Close. Follow the cul de sac into the right hand corner and the property can then be identified along the back row of properties on the right hand side.

Ref: 771 INH





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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	

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