

Northolt Drive
Nuthall NG16 1QX

A FOUR BEDROOM TWO BATHROOM
THREE TOILET DETACHED FAMILY HOUSE
WITH LANDSCAPED REAR GARDEN.

Asking Price £525,000 Freehold



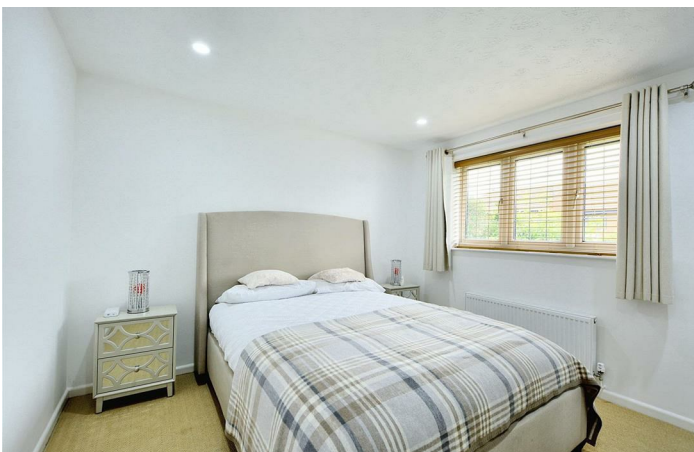
Robert Ellis is delighted to present this four-bedroom, two-bathroom, three-toilet detached family house located in a popular and sought-after residential area. This property offers spacious accommodation over two floors, ideal for an expansive family.

On the ground floor, the entrance hall leads to a useful ground floor WC, a modern refitted dining kitchen and an extended living room. The first-floor landing provides access to four bedrooms, including a master bedroom with an ensuite, and a family bathroom.

The property benefits from gas-fired central heating, double glazing, a large driveway and integral garage, and generous enclosed landscaped gardens to the rear. It is situated within a well-regarded development, offering easy access to transport links, shopping facilities, and nearby schooling.

The property is available with no upward chain, simplifying the purchasing process. An internal viewing is highly recommended to fully appreciate the size and quality of this family home.

For more details or to arrange a viewing, please contact Robert Ellis.



Entrance Hallway

Modern double glazed composite entrance door to the front elevation leading into the Entrance Hallway. Laminate flooring. Wall mounted radiator. Ceiling light point. Coving to the ceiling. Staircase leading to the First Floor Landing. Internal doors leading to the Lounge, Kitchen Diner and Ground Floor WC

Lounge

11'3 x 21'8 approx (3.43m x 6.60m approx)

UPVC double glazed bay fronted window to the front elevation. Double glazed patio door leading to the rear garden. Laminate flooring. Wall mounted radiators. Wall light points. Ceiling light points. Coving to the ceiling. Feature electric fireplace

Kitchen

15'10 x 8'6 approx (4.83m x 2.59m approx)

This refitted modern kitchen benefits from having a range of fitted wall and base units incorporating laminate worksurfaces above. Stainless steel double circular sink and drainer unit with dual heat tap. Integrated Neff eye level oven. Integrated Neff gas hob with extractor unit above. Space and plumbing for an automatic washing machine. Space and point for a freestanding fridge freezer. Leaded UPVC double glazed window to the rear elevation. Tiled flooring. Splashbacks. Wall mounted radiator. Recessed spotlights to the ceiling. Archway open through to Dining Room

Dining Room

16'6 x 7'07 approx (5.03m x 2.31m approx)

Leaded UPVC double glazed window to the front elevation. Tiled flooring. Wall mounted radiator. Recessed spotlights to the ceiling. Coving to the ceiling

Ground Floor WC

5'2 x 2'7 approx (1.57m x 0.79m approx)

UPVC double glazed window to the front elevation. Laminate flooring. Tiled splashbacks. Wall mounted radiator. Ceiling light point. Wall hung vanity wash hand basin with hot and cold taps. Low level flush WC

First Floor Landing

Carpeted flooring. Ceiling light points. Internal doors leading to Bedroom 1, 2, 3, 4 and Family Bathroom

Bedroom 1

10'1 x 11'5 approx (3.07m x 3.48m approx)

Leaded UPVC double glazed window to the rear elevation. Carpeted flooring. Wall mounted radiator. Ceiling light point. Sliding door leading to the En-Suite Shower Room

En-Suite Shower Room

7'01 x 5'08 approx (2.16m x 1.73m approx)

UPVC double glazed window to the rear elevation. Tiled flooring. Tiled splashbacks. Wall mounted towel radiator. Recessed spotlights to the ceiling. Modern 3 piece suite comprising of a walk-in shower enclosure with a mains fed shower above, pedestal wash hand basin and a low level WC

Bedroom 2

14'2 x 9' approx (4.32m x 2.74m approx)

Leaded UPVC double glazed bay fronted window to the front elevation. Carpeted flooring. Wall mounted radiator. Recessed spotlights to the ceiling. Built-in wardrobes

Bedroom 3

13'11 x 8'05 approx (4.24m x 2.57m approx)

Leaded UPVC double glazed window to the front elevation. Carpeted flooring. Wall mounted radiator. Ceiling light point. Built-in wardrobes. Loft access hatch

Bedroom 4

9'01 x 8'05 approx (2.77m x 2.57m approx)

Leaded UPVC double glazed window to the front elevation. Carpeted flooring. Wall mounted radiator. Ceiling light point

Family Bathroom

8'08 x 7'01 approx (2.64m x 2.16m approx)

Leaded UPVC double glazed window to the rear elevation. Tiled flooring. Tiled splashbacks. Wall mounted radiator. Wall mounted towel radiator. Recessed spotlights to the ceiling. Modern 3 piece suite comprising of a freestanding double ended bath with dual heat tap and mixer shower attachment, vanity wash hand basin with dual heat tap and storage cupboards below and a low level WC. Shave point

Front of Property

To the front of the property there is a large driveway providing off the road parking leading to the integrated garage, feature spotlights, secure gated access to the side of the property

Rear of Property

To the rear of the property there is an enclosed landscaped rear garden with a large Indian sandstone patio area with a substantial gazebo, a low maintenance artificial lawn, raised sleepers and fencing to the boundaries.

Garage

16'4" x 26'2" x 9'10" approx (4.98m x 8'3 approx)

Electric roller shutter door to the front elevation. Glazed access door to the rear elevation leading to the enclosed rear garden, Wall mounted Worcester Bosch gas central heating boiler. Space and point for freestanding tumble dryer. Light & Power

Agents Notes: Additional Information

Council Tax Band: E

Local Authority: Broxtowe

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank: No

Broadband: BT, Sky

Broadband Speed: Standard 20Mbps Ultrafast 1000Mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding in the past 5 years

Flood Defences: No

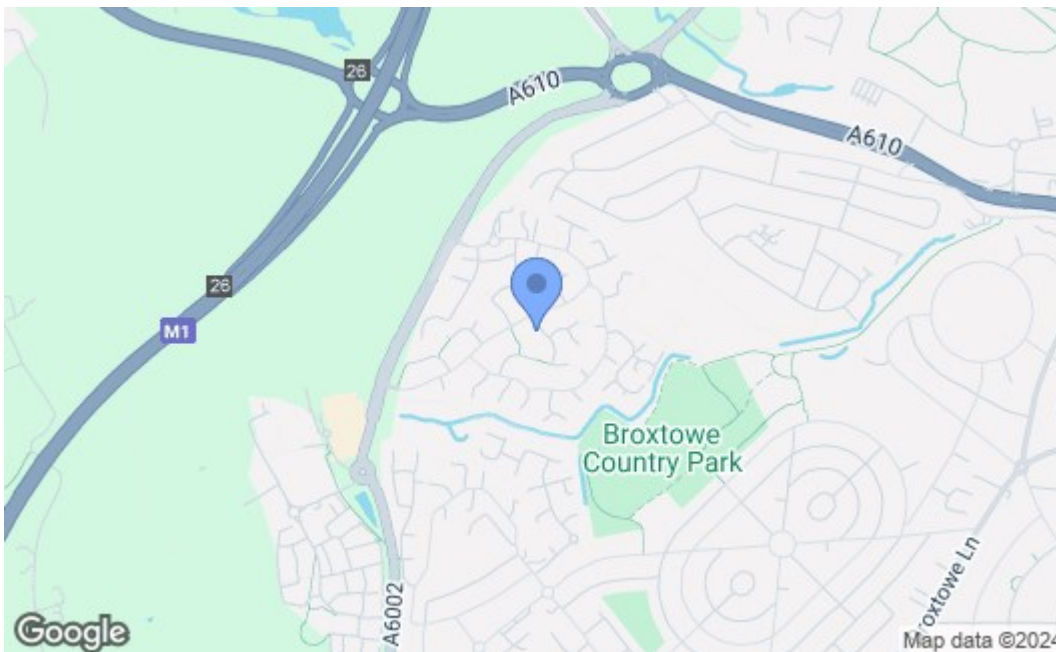
Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No



Robert Ellis
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		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.