



Mornington Crescent  
Nuthall, Nottingham NG16 1QQ

A FOUR BEDROOM DETACHED FAMILY  
HOUSE.

**Offers Over £395,000 Freehold**



ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET THIS SPACIOUS FOUR BEDROOM DETACHED FAMILY HOUSE SITUATED IN THIS EVER-POPULAR AND WELL RESPECTED RESIDENTIAL LOCATION.

HISTORIC PLANNING PERMISSION ALSO HAD BEEN GRANTED FOR A TWO STOREY SIDE AND SINGLE STOREY REAR EXTENSION - 07/00866/FUL

With accommodation over two floors, the ground floor comprises entrance hallway, ground floor WC, living room, dining room, kitchen, utility area and office space/playroom situated to the rear of the garage accessible from the kitchen. The first floor landing provides access to four bedrooms including the principal bedroom with en-suite facilities, and family bathroom suite.

The property also benefits from gas fired central heating, double glazing, off-street parking, a driveway able to accommodate four cars comfortably, a substantial garage space and spacious gardens enclosed to the rear.

The property is located in this sought-after residential location, within close proximity of excellent transport links including Phoenix Park, the A610 and Junction 26 of the M1 motorway. There is also easy access to Aldi supermarket, Giltbrook Retail Park, as well as walking routes to Broxtowe Country Park, Oldmoor Woods, Cossall Village and Strelley Village including Strelley Hall.

Within walking distance of the Mornington Crescent Estate is a sought after local primary school, local shops and two restaurants, a doctors surgery and a pharmacy. The property is within easy reach of Kimberley and Strelley which offer access to local libraries, nurseries, dentists, garages, and primary and secondary schools.

Due to the overall space within the property, and previously granted planning permission for extensions, we believe it will be an ideal long term family home for families of all sizes. We highly recommend an internal viewing.



### ENTRANCE HALL

5'10" x 4'10" (1.79 x 1.48)

uPVC panel and double glazed front entrance door with double glazed window to the side of the door (with fitted blinds). Staircase rising to the first floor, radiator. Doors leading through to the living room, utility area and WC.

### WC

4'11" x 4'1" (1.50 x 1.27)

Two piece suite comprising low flush WC, wash hand basin with tiled splashback. Double glazed window to the front (with fitted blinds), radiator.

### LIVING ROOM

18'0" x 10'0" (5.50 x 3.06)

Double glazed window to the front (with fitted blinds), radiator, coving, dado rail, media points, double doors to the dining room, individual doors back to the hallway and kitchen, Adam-style fire surround incorporating marble inset and hearth with coal effect fire.

### DINING ROOM

12'0" x 9'4" (3.66 x 2.86)

Double glazed French doors opening out to the rear garden (with full height fitted blinds). There is also a radiator, double doors leading back through to the living room, coving. Door leading onto the kitchen.

### KITCHEN

14'7" x 10'7" (4.47 x 3.24)

Comprising a matching range of fitted base and wall storage cupboards and drawers with granite style roll top work surfaces, incorporating sink unit and draining board with spray hose central swan-neck mixer tap. Decorative tiled splashbacks, fitted four ring gas hob with double oven beneath and extractor fan over, glass fronted crockery cupboards, integrated dishwasher, space for fridge/freezer, understairs storage cupboard, uPVC panel and double glazed window (with fitted roller blind), uPVC panel and double glazed exit door. Doors leading through to the living room, dining room and office/playroom.

### UTILITY AREA

6'11" x 6'1" (2.13 x 1.87)

Archway leading through to the kitchen, range of fitted base and wall storage cupboards with granite effect roll top work surfaces, incorporating circular bowl sink unit with matching shaped draining board and swan-neck mixer tap. Tiled splashbacks, plumbing for washing machine, space for tumble dryer.

### OFFICE/PLAYROOM

11'11" x 7'6" (3.64 x 2.31)

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

### FIRST FLOOR LANDING

Doors to all bedrooms and bathroom. Airing cupboard housing the hot water cylinder.

### BEDROOM ONE

13'11" x 12'2" (4.26 x 3.71)

Double glazed window to the front (with fitted blinds), radiator, a range of fitted bedroom furniture including wardrobes, drawers, overhead storage cupboards, bedside cabinets and display shelving. Door to en-suite.

### EN-SUITE

10'4" x 5'3" (3.17 x 1.62)

Three piece suite comprising tiled and enclosed shower cubicle with 'Mira' shower and sliding glass door, wash hand basin set within ample worktop space with double storage cupboards beneath, low flush WC. Double glazed window to the front (with fitted blinds), radiator, extractor fan.

### BEDROOM TWO

13'5" x 8'10" (4.09 x 2.70)

Double glazed window to the rear overlooking the rear garden, radiator, a range of fitted bedroom furniture including double wardrobe and matching overhead storage cupboards.

### BEDROOM THREE

8'7" x 6'11" (2.64 x 2.11)

Double glazed window to the rear overlooking the rear garden, radiator, fitted double wardrobe with matching overhead storage cupboards. Loft access point to a partially board, lit and insulated loft space.

### BEDROOM FOUR

8'7" x 6'5" (2.64 x 1.97)

Double glazed window to the rear overlooking the rear garden (with fitted blinds), radiator.

### BATHROOM

7'1" x 6'11" (2.17 x 2.12)

Three piece suite comprising panel bath with mixer tap and 'Mira Sport' electric shower over, low flush WC, wash hand basin with mixer tap. Double glazed window to the side, extractor fan, tiling to the walls, radiator, wall mounted shaver point.

### OUTSIDE

To the front of the property there is a full width tarmac driveway with lowered kerb entry point providing off-street parking for four vehicles with decorative block paved edging, access to the garage and pedestrian access leading to the rear.

### TO THE REAR

The rear garden is of a good proportion, enclosed by timber fencing with concrete posts and gravel boards. The garden offers a generous lawn section with paved patio area (ideal for entertaining). Pedestrian access leading back to the front.

### GARAGE

Up and over door to the front, power and lighting points.

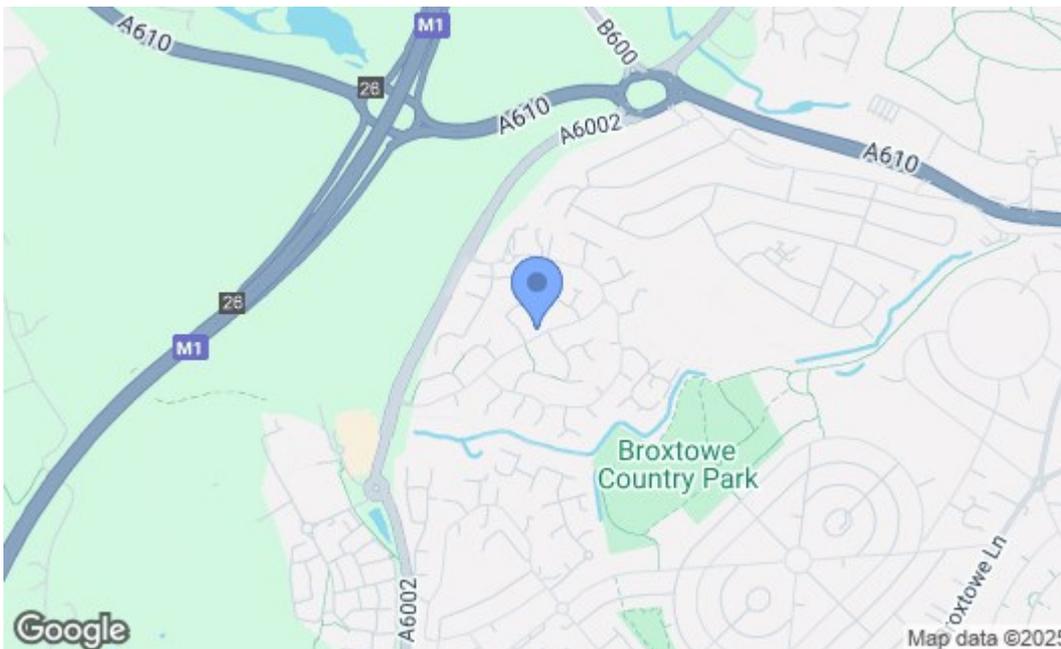
### DIRECTIONAL NOTE

From our Stapleford Branch, proceed to the Roach traffic lights and turn left onto Church Street. At the bend in the road, turn right onto Hickings Lane and proceed past the entrance to the park heading in the direction of Bramcote. At the mini traffic island, turn right onto Ilkeston Road and take the first left onto Coventry Lane. Continue past Bilborough College, through Strelley and head towards Nuthall island. After the Aldi roundabout, take a right hand turn and veer onto Mornington Crescent, the property can be found on the left hand side.

### PLANNING PERMISSION

THE PROPERTY PREVIOUSLY HAD PLANNING PERMISSION FOR A TWO STOREY SIDE EXTENSION AND A SINGLE STOREY REAR EXTENSION GRANTED WITH CONDITIONS IN 2007. DETAILS CAN BE FOUND ON THE BROXTOWE PLANNING SEARCH ENGINE WITH PLANNING NUMBER - 07/00866/FUL





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C		71	
(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.