Robert Ellis

look no further. . .

Drummond Drive
Nuthall, Nottingham NG16 1BJ

A 5/6 BEDROOM DETACHED FAMILY HOUSE SITUATED WITHIN THIS POPULAR & ESTABLISHED RESIDENTIAL LOCATION.

£475,000 Freehold

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ROBERT ELLIS ARE DELIGHTED TO BRING TO THE MARKET THIS ADAPTABLE 5/6 BEDROOM DETACHED FAMILY HOUSE SITUATED WITHIN THIS POPULAR AND ESTABLISHED RESIDENTIAL LOCATION, IDEAL FOR THAT OF A GROWING FAMILY.

With accommodation over two floors, the ground floor comprises open porch to entrance hall, living room, dining area, conservatory, kitchen, utility room, WC, study/ground floor bedroom. The first floor landing then provides access to five bedroom, two of which with en-suites, and family bathroom.

The property also benefits from gas fired central heating, double glazing, ample off-street parking, integral double garage, and generous enclosed rear garden, with further parking via electric gates to the rear, ideal for a works vehicle and/or camper/caravan.

The property is located favourably within close proximity of a highly regarded primary school. There is also easy access to the shops, services and amenities within the nearby town of Kimberley. For those needing to commute, there are great transport links and connections nearby to the surrounding area, motorway junction, and nearby tram and train stations.

Due to the adaptability of accommodation over two floors, we believe the property would suit a variety of different buying types, including those needing places to set up work from home. Due to the space on offer, we would highly recommend an internal viewing.

Entrance Porch
Composite front entrance door with full height double glazed windows to either side of the door, gas meter, panel and glazed door to the entrance hallway with glazed windows to either side of the door.

Entrance Hallway
10'4" x 10'4" approx (3.17 x 3.16 approx)
Staircase leading to the first floor landing, useful understairs storage cupboard, wall mounted radiator, wall light points, doors leading off to:

Dining Room
13'11" x 12'10" approx (4.26 x 3.92 approx)
Double glazed bay window to the front elevation, wall mounted radiator, coving to the ceiling, fitted bookcase, archway opening through to the living room.

Living Room
14'4" x 11'10" approx (4.39 x 3.63 approx)
Coving to the ceiling, wall mounted radiator, wall mounted glass fronted display cabinet, Adam-style fire surround with marble inset and hearth housing a coal-effect gas fire, sliding double glazed patio doors leading through to the conservatory.

Conservatory
10'4" x 10'7" approx (3.16 x 3.25 approx)
Brick and double glazed construction with pitched roof, central ceiling fan and light, decorative exposed brickwork, tiled floor, UPVC panel and double glazed door leading out to the garden.

Kitchen
14'1" x 8'8" approx (4.30 x 2.66 approx)
Equipped with a matching range of fitted wall and base units with granite effect work surfaces over incorporating double bowl sink unit with swan neck mixer tap, tiled splashbacks, fitted matching granite-effect breakfast bar, in-built eye level oven and combination grill, five ring gas hob with extractor hood over, double glazed window to the rear elevation, recessed spotlights to the ceiling, glass fronted crockery cupboards, pull-out cutlery drawers, glazed door leading through to the utility room.

Utility Room
12'7" x 7'1" approx (3.86 x 2.18 approx)
Space and plumbing for a washing machine and dishwasher, space and point for a fridge and freezer, access door to the garage, UPVC panel and double glazed door leading to the garden, double glazed window to the side of the door, wall mounted Vaillant boiler, fixed shelving, doors to study/ground floor bedroom and WC.

Ground Floor WC
5'10" x 2'10" approx (1.80 x 0.87 approx)
Comprising a modern white two piece suite with WC, corner wash hand basin with mixer tap, tiled splashbacks, storage cabinets beneath, double glazed window to the rear elevation, tiled flooring.

Study/Ground Floor Bedroom
11'9" x 9'0" approx (3.59 x 2.75 approx)
An adaptable room which could be put to many different purposes with double glazed windows to the side and rear elevation, wall mounted radiator.

First Floor Landing
Loft access point to a partially board, lit and insulated loft space, with pull-down loft ladders, doors leading off to:

Bedroom One
16'2" x 15'1" approx (4.94 x 4.62 approx)
Two double glazed windows to the front elevation, two wall mounted radiators, fitted bedroom furniture including wardrobes, drawers, matching bedside cabinets and vanity area, door to en-suite.

En-Suite
8'2" x 5'3" approx (2.49 x 1.61 approx)
Three piece suite comprising corner shower cubicle with electric shower, WC, wash hand basin with mixer taps and storage cabinets beneath, fully tiled walls, double glazed window to the side elevation, chrome heated towel rail, LED bathroom mirror, Xpelair extractor fan.

Bedroom Two
12'11" x 10'3" approx (3.96 x 3.13 approx)
Double glazed window to the rear elevation, wall mounted radiator, door to en-suite.

En-Suite
7'10" x 5'2" approx (2.40 x 1.59 approx)
Three piece suite comprising corner shower cubicle with electric shower, wash hand basin with mixer tap and storage cabinets beneath, WC, fully tiled walls, chrome heated towel rail, wall light point, Velux style window to the rear.

Bedroom Three
13'11" x 11'1" approx (4.26 x 3.39 approx)
Double glazed bay window to the front elevation, wall mounted radiator, fitted bedroom furniture including wardrobes, drawers, overhead storage cupboards and space for a desk area.

Bedroom Four
14'6" x 10'11" approx (4.43 x 3.33 approx)
Double glazed window to the rear elevation overlooking the rear garden, wall mounted radiator, fitted sliding mirror door wardrobes to one wall incorporating shelving and hanging space.

Bedroom Five
9'5" x 8'4" approx (2.89 x 2.56 approx)
Double glazed window to the front elevation, wall mounted radiator, laminate flooring.

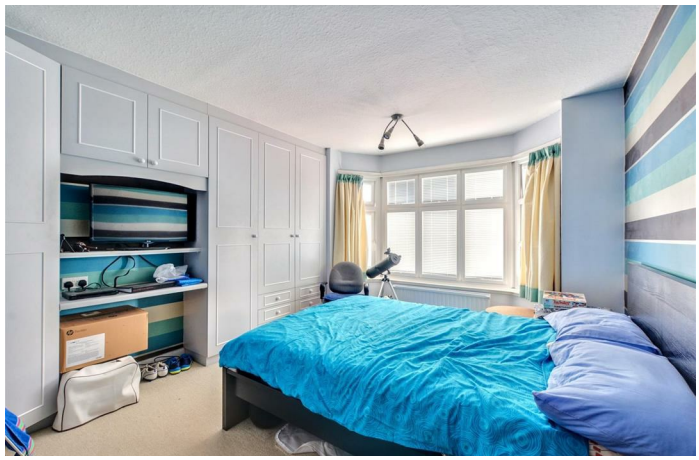
Family Bathroom
9'2" x 8'9" approx (2.81 x 2.68 approx)
A three piece suite comprising bath with electric shower point over, wash hand basin with mixer tap and storage cabinets beneath, tiled splashbacks, WC, double glazed window to the rear elevation, wall mounted radiator, extractor fan, airing cupboard housing hot water cylinder with shelving space above.

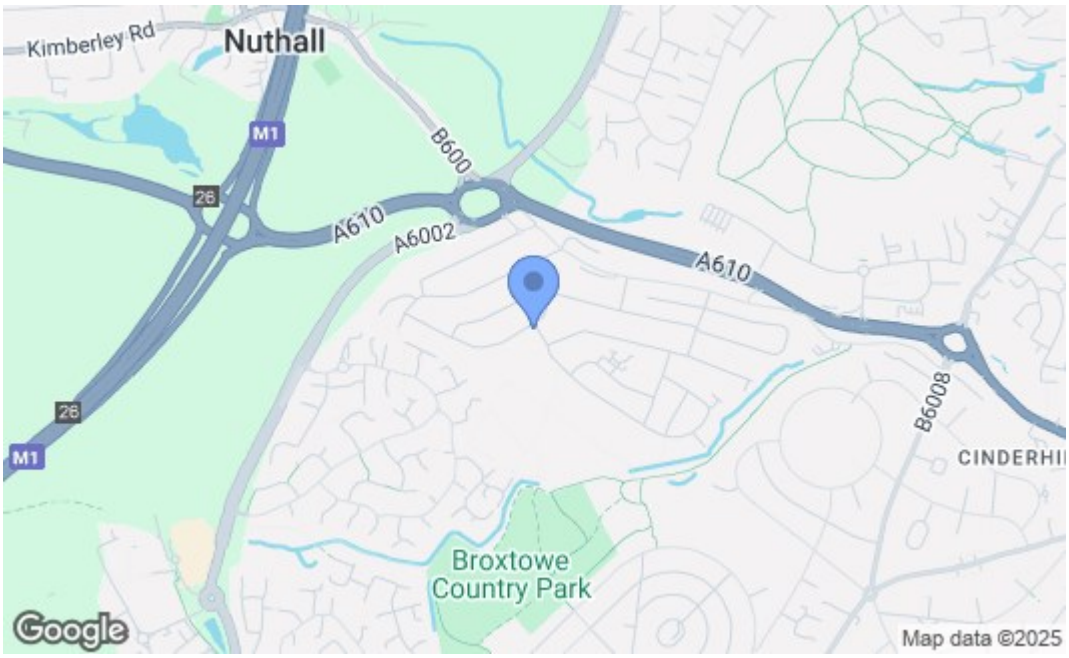
Double Garage
16'8" x 15'2" approx (5.10 x 4.63 approx)
Two electrically operated garage doors to the front, power and lighting points.

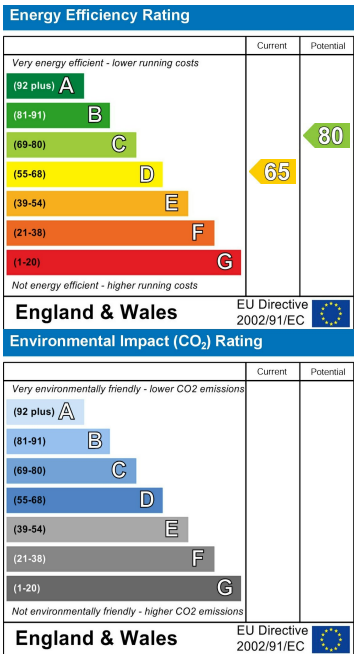
Outside
To the front there is a lowered kerb entry point to a spacious driveway providing off-street parking for several cars which, in turn, leads to the double garage via electrically operated garage door, dwarf brick wall to the boundary line and timber fencing, plum slate decorative chippings, an array of mature bushes and shrubbery.

Rear of Property
The rear garden is enclosed by timber fencing with concrete posts and gravel boards to the boundary line. There is a secondary electrically operated gate to the rear providing further off-street parking ideal for works vehicle and/or campervan/caravan. The rear garden has a shaped lawn and a block paved patio seating area (ideal for entertaining). Within the garden there is also a brick built/deckboards with pond with water feature, external lighting point and water tap, timber storage shed and pedestrian gated access to the side.

Agents Notes: Additional Information
Council Tax Band: D
Local Authority: Broxtowe
Electricity: Mains supply
Water: Mains supply
Heating: Mains gas
Septic Tank : No
Broadband: BT, Sky, Virgin
Broadband Speed: Standard 5mbps Ultrafast 1800mbps
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







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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