



Hillingdon Avenue,
Nuthall, Nottingham
NG16 1RA

£475,000 Freehold



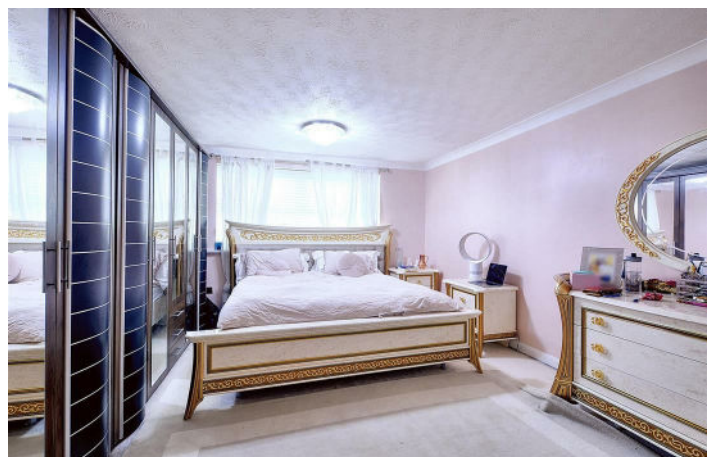
A well proportioned five bedroom detached house.

Situated in this popular and convenient residential location, readily accessible for a range of local shops and amenities including schools, transport links and the M1 for further afield, this fantastic property is considered an ideal opportunity for a variety of potential purchasers including growing families.

In brief the internal accommodation comprises; entrance hall, lounge, dining room, newly fitted kitchen breakfast room with kitchen island, utility room, second reception room/home theatre and guest cloakroom to ground floor, then rising to the first floor you will find the primary bedroom with door to the old en-suite which is now a dressing room/study, second bedroom suite, a further three good sized bedrooms and family bathroom.

To the front of the property you will find a small lawned garden with a blocked paved driveway and gated side access leading to the private and enclosed rear garden which includes a decking area over looking the lawn and patio beyond, a range of mature shrubs, useful storage shed, outside tap and fence boundaries.

Having been upgraded and reconfigured by the current vendors, this great property is being offered to the market with the benefit of UPVC double glazing and gas central throughout along with ready to move into condition and truly must be viewed in order to be fully appreciated.



Entrance Hallway

UPVC double glazed entrance door, laminate flooring, radiator, stairs to the first floor and doors to the guest cloakroom, sitting room, kitchen breakfast room and lounge.

Lounge

19'9" x 12'9" (6.04m x 3.89m)

A carpeted reception room with UPVC double glazed bay window to the front, two radiators, electric fire and double doors to the dining room.

Dining Room

13'1" x 10'8" (4m x 3.26m)

A carpeted reception room with radiator, UPVC double glazed French doors to the rear and door to the kitchen breakfast room.

Kitchen Breakfast Room

17'1" x 13'2" (5.23m x 4.02m)

Recently fitted with a range of wall, base and drawer units, work surfaces, sink with mixer tap, induction and gas hob with extractor fan over, integrated electric oven and microwave, space for an American style fridge freezer, kitchen island with breakfast bar, spotlights to ceiling, integrated wine fridge, radiator, two UPVC double glazed windows to the rear and a door leading into the utility room.

Utility Room

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

Fitted with a range of base and drawer units, work surfaces, sink with drainer and mixer tap, tiled splashbacks, plumbing for a washing machine and dishwasher, radiator and UPVC double door glazed with flanking window to the side.

Second Reception Room/Home Theatre

16'6" x 8'0" (5.05m x 2.45m)

A carpeted reception room with spotlights to ceiling, contemporary radiator and UPVC double glazed window to the front.

Guest Cloakroom

Fitted with a low level WC, wash hand basin inset to vanity unit, laminate flooring, part tiled walls, radiator and UPVC double glazed window to the front.

First Floor Landing

With a loft hatch and doors to the bathroom and five bedrooms.

Bedroom One

13'7" x 12'9" (4.15m x 3.91m)

A carpeted double bedroom with UPVC double glazed window to the front, radiator and door to the old en-suite which has now been converted into a dressing room/study.

Dressing Room/Study

8'11" x 5'6" (2.73m x 1.68m)

With laminate flooring and UPVC double glazed window to the side.

Second Bedroom Suite

16'6" reducing to 8'4" x 11'9" reducing to 8'0" (5.03m reducing to 2.56m x 3.6m reducing to 2.45m)

A carpeted double bedroom with two UPVC double glazed windows to the front, radiator, fitted wardrobes and sliding door to the en-suite.

En-Suite

Incorporating a three piece suite comprising; shower, wall mounted wash hand basin, low level WC, tiled flooring, wall mounted heated towel rail, spotlights to ceiling and electric shaver point.

Bedroom Three

10'11" x 10'2" (3.34m x 3.1m)

A carpeted bedroom with UPVC double glazed window to the rear and radiator.

Bedroom Four

10'2" x 9'3" (3.1m x 2.82m)

A carpeted bedroom with UPVC double glazed window to the rear and radiator.

Bedroom Five

10'2" x 8'9" (3.1m x 2.67m)

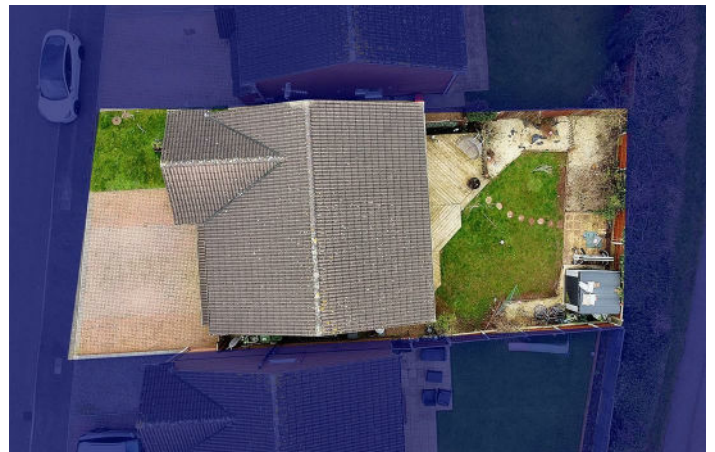
A carpeted bedroom with UPVC double glazed window to the rear and radiator.

Bathroom

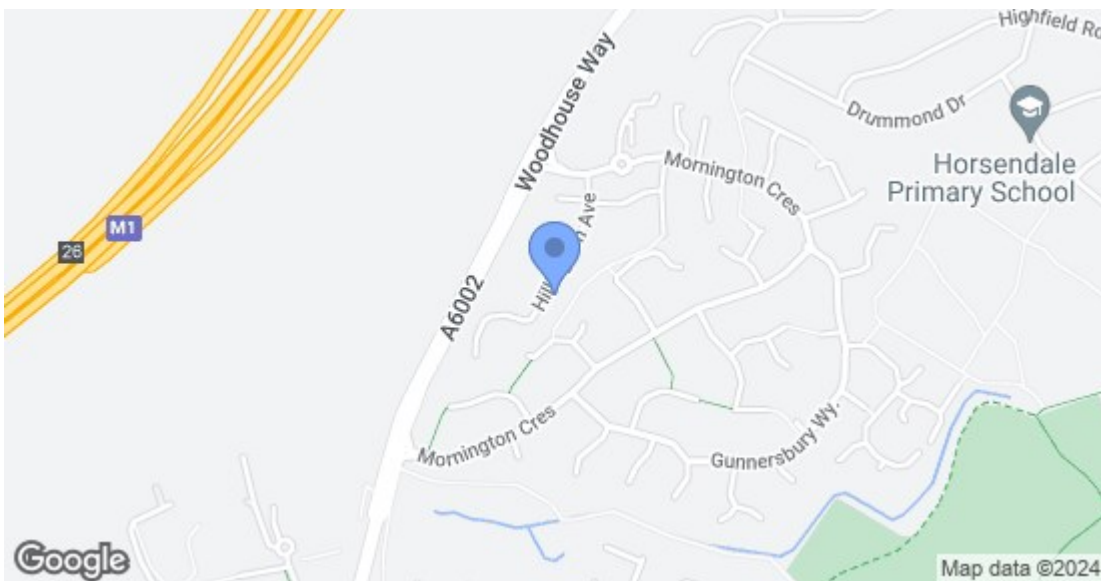
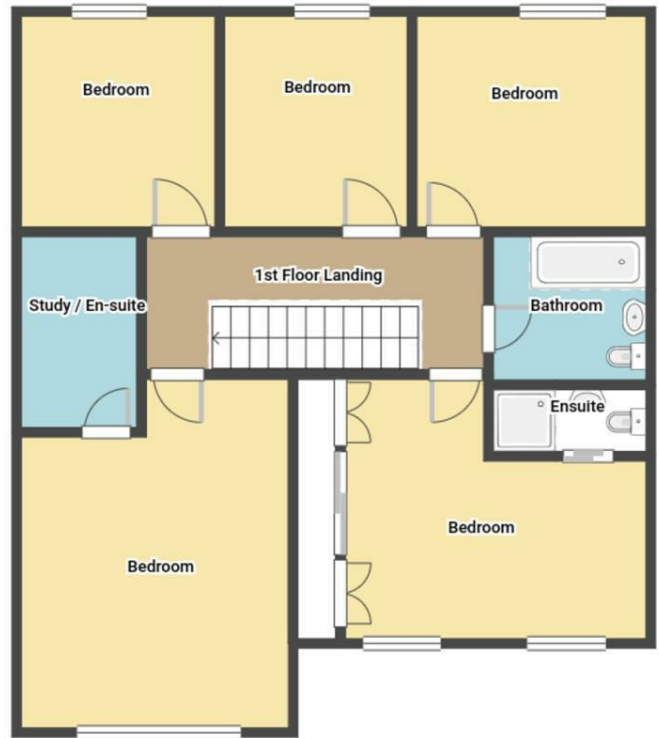
Incorporating a three piece suite comprising; panelled bath with shower over, wash hand basin inset to vanity unit, low level WC, tiled flooring and walls, wall mounted heated towel rail, spotlights to ceiling, extractor fan and UPVC double glazed window to the side.

Outside

To the front of the property you will find a small lawned garden with a blocked paved driveway and gated side access leading to the private and enclosed rear garden which includes a decking area over looking the lawn and patio beyond, a range of mature shrubs, useful storage shed, outside tap and fence boundaries.



Robert Ellis
ESTATE AGENTS



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