



Atkinson Gardens
Nuthall Nottingham

burchell
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Atkinson Gardens Nuthall Nottingham NG16 1LN

for sale offers over
£325,000



Property Description

**** A Stand-Out Family Home Offering Space, Convenience & Great Value ****

Tucked away at the end of a peaceful and private cul-de-sac within Atkinson Gardens, on the edge of Nuthall and Kimberley, this four-bedroom home offers a rare combination of space, practicality and an attractive price point. With excellent transport links, nearby amenities and access to sought-after school catchments, it's designed with modern family life in mind.

Inside, the property features an entrance hall with WC, a bright and comfortable lounge and a spacious dining kitchen ideal for everyday living and entertaining. Upstairs, the layout continues to impress with four well-proportioned bedrooms, including a primary bedroom with its own en-suite, plus a family bathroom.

Outside, the home enjoys a driveway and garage providing reliable off-street parking. The rear garden has been planned with low maintenance in mind and offers a surprising level of privacy — a real bonus for its location. If you're looking for a family home that delivers generous accommodation, convenience and value, this one is well worth a look.

Entrance Hallway

Composite entrance door to the front, radiator, storage cupboard housing the Combination boiler, stairs to the first floor. Doors to the lounge, dining kitchen and downstairs WC.

W.C

Obscured uPVC double glazed window to the front, WC, pedestal sink unit and radiator.

Lounge

16' 6" max x 11' 5" max (5.03m max x 3.48m max)
UPVC double glazed window to the front and radiator.

Kitchen/ Diner

23' 9" into bay x 8' 8" max (7.24m into bay x 2.64m max)

A range of matching wall & base units, work surfaces incorporating an inset one & a half bowl stainless steel sink & drainer unit. Integrated appliances to include: double electric oven & hob with extractor over, fridge freezer, washing machine & dishwasher. UPVC double glazed window to the rear and uPVC double glazed bay window to the side. Tiled flooring, 2 radiators, ceiling spotlights and French doors to the rear garden.

Landing

Storage cupboard, access to the attic and doors to all bedrooms and bathroom.

Bedroom One

.8' 7" x 8' 2" (2.62m x 2.49m)

UPVC double glazed window to the rear, fitted sliding door wardrobes and radiator. Door to the en suite.

Ensuite

3 piece suite in white comprising WC, pedestal sink unit and shower cubicle with electric shower over. Chrome heated towel rail and ceiling spotlights.

Bedroom Two

10' 6" x 8' 1" (3.20m x 2.46m)

UPVC double glazed window to the rear, radiator.

Bedroom Three

10' 5" x 7' 9" (3.17m x 2.36m)

UPVC double glazed window to the front and radiator.

Bedroom Four

10' 9" x 6' 9" (3.28m x 2.06m)

UPVC double glazed window to the front and radiator.

Bathroom

3 piece suite in white comprising WC, pedestal sink unit and bath. Chrome heated towel rail, ceiling spotlights and obscured UPVC double glazed window to the side.

Outside

To the front of the property, a tarmac driveway provides off road parking for 2 cars leading to the detached single garage with up & over door and power. The low maintenance rear garden offers a good level of privacy and comprises gravel beds, flower bed borders with a range of plants & shrubs and a paved patio seating area. The garden is enclosed by timber fencing to the perimeter with gated access to the side.

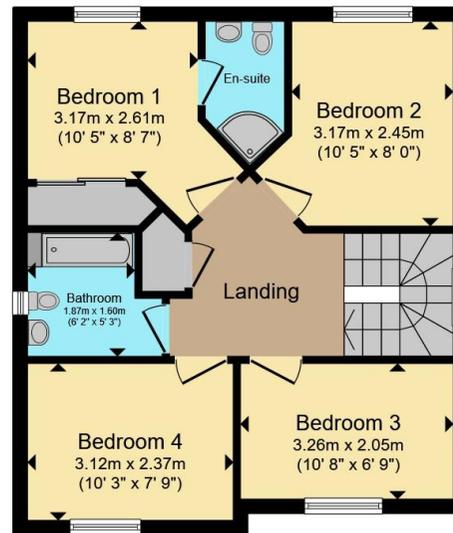




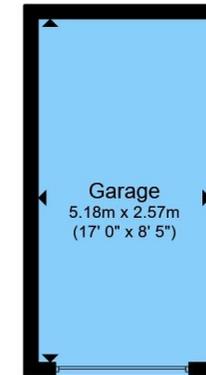




Ground Floor



First Floor



Garage

Total floor area 107.4 m² (1,157 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Burchell Edwards on

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EPC Rating: C Council Tax
Band: D

Tenure: Freehold

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