

FOR SALE



Little Holland Gardens, Nuthall
£299,000

MARTIN&CO



Little Holland Gardens, Nuthall

4 Bedrooms, 2 Bathroom

£299,000

- Well Presented Four Bedroom Detached House
- Modern Interior
- Off Road Parking For Two Cars & Integral Garage

Martin & Co. are pleased to welcome to the market this four bedroom detached property situated in this cul-de-sac location. The property briefly comprises of an entrance hall, ground floor cloakroom, lounge, dining room with patio doors to the rear garden, kitchen, utility room, master bedroom with fitted wardrobes and en-suite shower room, three further bedrooms and a family bathroom. There is off road parking for two cars, an integral single garage and enclosed rear garden. Early viewing is strongly recommended.

HALLWAY 15' 2" x 3' 11" (4.62m x 1.19m) Accessed via an external door with wood flooring, wall mounted radiator, ceiling light, stairs to the first floor, cloakroom, double doors to the lounge and access to the kitchen.

CLOAKROOM With a low flush w.c, corner pedestal wash basin, ceramic floor tiling, wall mounted radiator and opaque uPVC double glazed window to the front.

LOUNGE 16' 9" x 11' 3" (5.11m x 3.43m) With a uPVC double glazed window to the front elevation, double doors to the dining room, fire and surround, fitted carpet, TV aerial, phone point and wall mounted radiator.

DINING ROOM 10' 9" x 11' 3" (3.28m x 3.43m) With sliding patio doors to the rear garden, fitted carpet, wall mounted radiator, ceiling light and access to the kitchen.

KITCHEN 9' 4" x 9' 7" (2.84m x 2.92m) With a range of fitted wall and base units with a rolled edge worktop over incorporating a one and half sink and drainer, splash back tiling, integrated electric twin oven, gas hob and extractor over, integrated dishwasher, under counter fridge/freezer housing, ceramic floor tiling, wall mounted radiator, uPVC double glazed window to the rear aspect, ceiling light and access to the utility.

UTILITY ROOM 9' 4" x 5' 5" (2.84m x 1.65m) With a range of fitted wall and base units with rolled edge worktop over, stainless steel sink and drainer, wall mounted Ideal boiler (installed in 2017) under counter dryer housing and washing machine point, wall mounted radiator, ceramic floor tiling, external door to the rear garden and integral access to the garage.

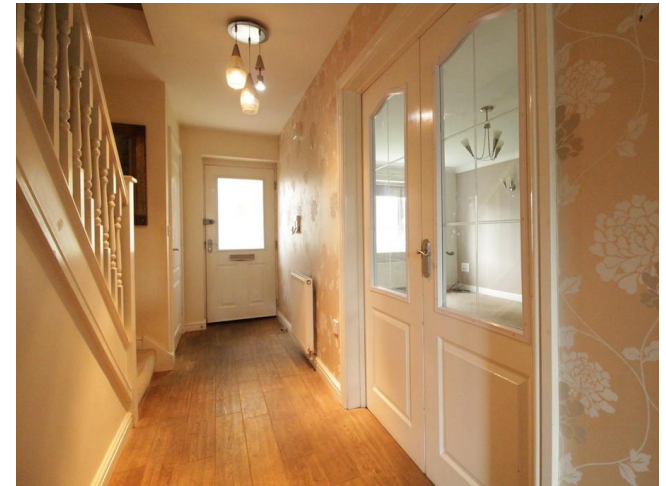
LANDING Providing access to all first floor rooms, with fitted carpet, wall mounted radiator, airing cupboard and loft hatch.

BEDROOM ONE 15' 1" x 14' 00" (4.6m x 4.27m) With a range of fitted wardrobes, wood flooring, ceiling light, wall mounted radiator, uPVC double glazed window to the front elevation and en-suite shower room.

EN-SUITE With a corner shower enclosure, low flush w.c, pedestal wash basin, ceramic wall and floor tiling, heated towel rail, ceiling light and opaque uPVC double glazed window to the front.

BEDROOM TWO 11' 7" x 11' 5" (3.53m x 3.48m) With fitted carpet, wall mounted radiator, ceiling light and uPVC double glazed window to the rear aspect.

BEDROOM THREE 13' 1" x 8' 4" (3.99m x 2.54m) With fitted carpet, wall mounted radiator, ceiling light and uPVC double glazed window to the front aspect.



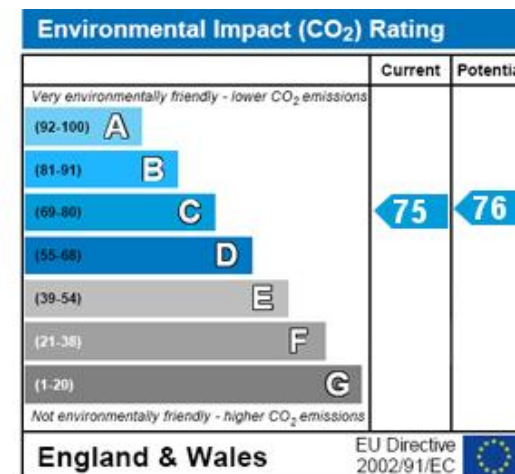
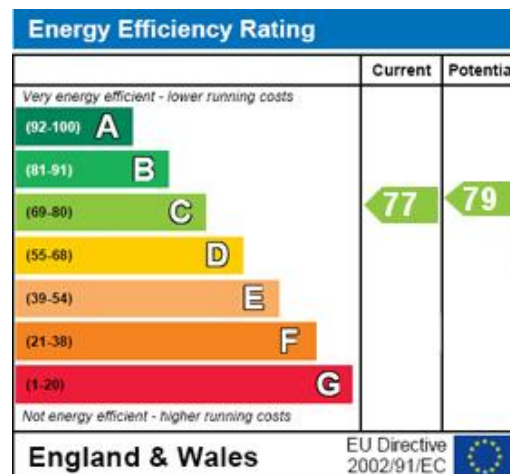
BEDROOM FOUR 13' 1" x 7' 10" (3.99m x 2.39m) With fitted carpet, wall mounted radiator, ceiling light and uPVC double glazed window to the rear aspect.

BATHROOM With a fitted suite comprising of a bath with chrome mixer tap and shower attachment over, low flush w.c, pedestal wash basin, ceramic floor and part wall tiling, wall mounted radiator, ceiling light and opaque uPVC double glazed window to the rear.

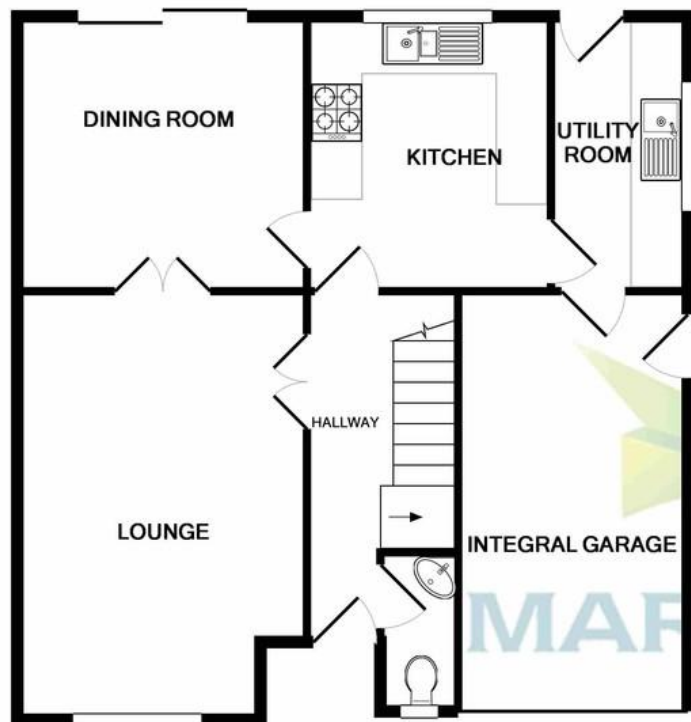
EXTERNAL The property offers a laid to lawn front garden with two off road parking spaces leading to an integral single garage with up and over door, power and lighting. The enclosed rear garden is mainly laid to lawn with two decked areas and with secure gate access.

LOCATION Positioned towards the end of a private drive in this quiet cul-de-sac the property offers a fantastic setting with great road and transport links. It

also affords easy access to the M1 at Junction 26 which is less than 1.5 miles away along with Kimberley town centre which is around 1 mile and offers an array of local amenities. There is local public transport with buses heading to Nottingham City Centre situated around 5 miles away and those looking to utilise the NET Tram Network can find the Phoenix Park, Park & Ride within 2 miles of the property.







GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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