



3



2



2



D

DavidJames
the estate agent

Highfield Road, Nuthall, Nottingham, NG16 1BQ

Guide Price £425,000



About This Property

We are delighted to present this extended detached family home which is beautifully-presented throughout and perfectly situated for convenient access to a selection of schools, frequent public transport to Nottingham City Centre and the nearby M1 (Junction 26). A viewing is essential!

Upon entry, you are greeted by a welcoming entrance hall which leads through to a spacious lounge which has a bay window and a multi-fuel burner that adds a cozy ambiance.

At the core of this beautiful home is the stunning open-plan family dining kitchen. This space, illuminated by bi-fold doors, features a beautifully fitted kitchen equipped with a range of high-quality integrated appliances. A feature island with breakfast seating further enhances this area, making it not just a kitchen but the vibrant heart of the property. Adjacent to this is a separate utility room with an adjoining WC, adding to the home's practicality.

Upstairs, the accommodation includes three bedrooms, offering fitted wardrobes for ample storage. The main bedroom is complemented by a modern en-suite shower room, providing a private sanctuary within the home. Additionally, a family bathroom features a four-piece modern white suite, including a separate shower cubicle, catering to all family needs.

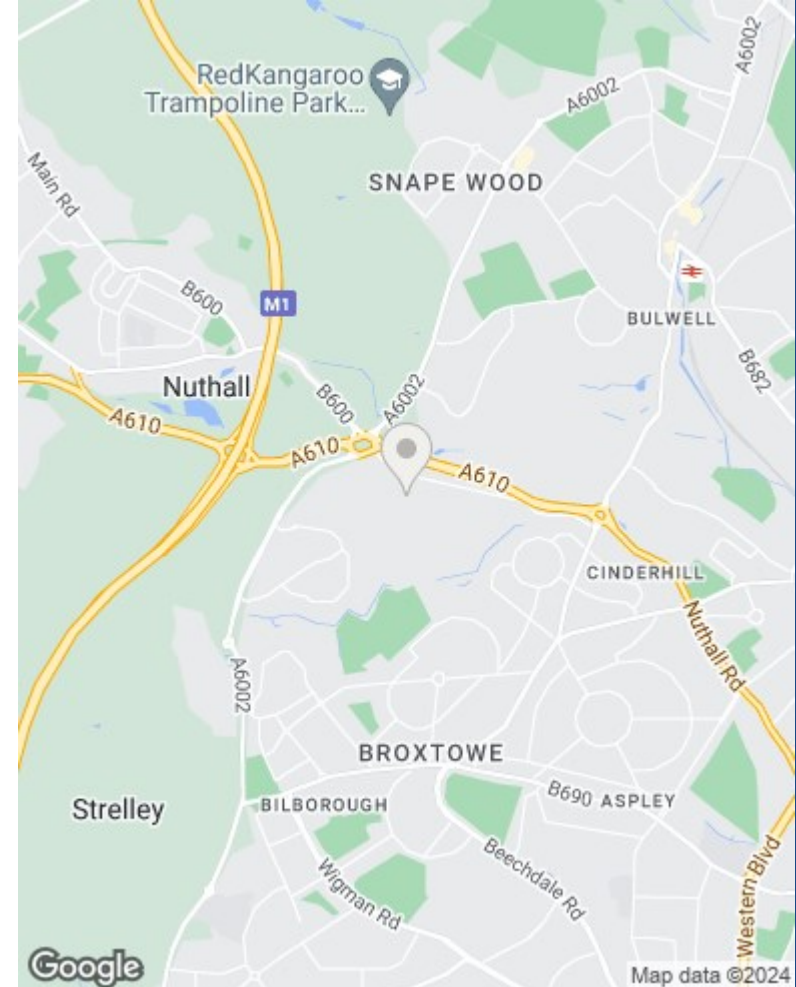
The property's exterior does not falter in its appeal, boasting a beautiful southerly-westerling facing lawned rear garden with a feature patio seating area. A perfect space for relaxing and entertaining, the garden also incorporates a large versatile outbuilding with a kitchenette, presenting a perfect opportunity for a home business or additional recreational space.

To the front, a driveway facilitates off-street parking and leads to a garage equipped with an electric door.

- Immaculately-presented extended detached family home
- 3 ample sized bedrooms (all with fitted wardrobes)
- Spacious lounge with multi-fuel burner
- Stunning open plan family dining kitchen with bi-fold doors
- Beautiful kitchen area with integrated appliances and a feature island
- Separate utility & ground floor WC
- Modern first floor family bathroom with four piece suite
- Main bedroom en-suite shower room
- Beautiful lawned rear garden & versatile outbuilding with kitchenette (perfect for homeworking)
- Generous drive & garage with electric door







These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No person in the employment of David James Estate Agents Ltd has any authority to make any representation whatsoever in relation to the property. All services, together with electrical fittings or fitted appliances have NOT been tested. All the measurements given in the details are approximate. Floor plans are for illustrative purposes only and are not drawn to scale. The position and size of doors, windows, appliances and other features are approximate only. The photographs of this property have been taken with a 10mm wide-angle lens. No responsibility can be accepted for any loss or expense incurred in viewing. If you have a property to sell you may wish to take advantage of our free valuation service. David James Estate Agents have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party company. David James Estate Agents receives the following commission from each third party supplier on a per referral basis: W A Barnes Ltd: £60 including VAT. All Moves UK Ltd: 18% including VAT of the invoice total (£107 including VAT average). MoveWithUs Limited: £188 including VAT (average).

Council Tax Band: D
Broxtowe Borough Council
Freehold

DavidJames
the estate agent

David James Estate Agents
100 Front Street, Nottingham, NG5 7EJ
t: 0115 955 5550 e: arnold@david-james.com

naea | propertymark
PROTECTED

The Property Ombudsman