



£375,000

4 Bedroom Detached House for sale
24 Hatton Gardens, Nuthall, Nottingham



Overview

This is a rare opportunity to acquire a substantial, beautifully finished family home with genuine multi-generational appeal and outstanding potential for growth in a prime Nuthall location. Viewing is highly recommended to appreciate the quality and flexibility on offer.



Key Features

- Forever home
- Turn Key
- off road parking
- multi generational
- key commuter area
- driveway
- south facing garden
- Huge future potential





Welcome to a truly exceptional, meticulously decorated, and highly specified four-bedroom detached property nestled in the desirable Mornington Estate in Nuthall. This 'move-in ready' family home has been finished to an exceptionally high standard, offering a blend of modern luxury and highly versatile living spaces, perfectly suited for the demands of multi-generational living.

Key Features Include:

High-End Finish: The property boasts a recent, high-specification redecoration and fit-out throughout, including a modern kitchen with integrated appliances, luxurious bathrooms/en-suites, and stylish flooring.

Flexible Living for All Ages: Thoughtfully designed accommodation provides flexibility for multi-generational use. This might include:

A versatile ground-floor reception room or annex potential (subject to internal layout).

Convenient access to ground floor WC

Year-Round Garden Oasis: The exterior features a beautifully landscaped garden designed for low-maintenance, all-year-round enjoyment, featuring patio areas for entertaining and a well-kept lawn.

Future Proofing: Offering significant scope for increasing living space (subject to obtaining the necessary planning permissions), whether through a loft conversion or a rear extension, providing an excellent opportunity to tailor the property to your family's future needs.

Local Area & Commuting Information

The Mornington Estate in Nuthall is highly sought-after, balancing a peaceful residential environment with superb transport links.

Schools:

The area benefits from access to reputable educational institutions:

Primary School: Mornington Primary School is conveniently located within the estate (on Mornington Crescent itself) and typically forms the local catchment



primary school, highly valued by families.

Secondary Schools: Nuthall falls within the catchment area for well-regarded secondary schools in the wider Broxtowe area. Prospective buyers are strongly advised to check the most current catchment policies and admission criteria with Nottinghamshire County Council.

Commuting & Transport:

You are perfectly positioned for fast connections across Nottinghamshire and beyond:

Road Network: Excellent access to major arterial routes, including the A610 and Junction 26 of the M1 Motorway, making commuting to Nottingham, Derby, and Sheffield exceptionally straightforward.

Tram: The nearest tram stop is Phoenix Park Tram Stop (approx. 20-25 minute walk or short drive/bus ride), which provides a reliable and frequent service directly into Nottingham City Centre and Nottingham Station in around 25 minutes.

Trains: The tram link provides a direct connection to Nottingham Train Station (Nottingham Midland), a major hub with main line services running to London St Pancras, Birmingham, Sheffield, and further afield via East Midlands Railway.

Airport: East Midlands Airport (EMA) is highly accessible, often reached in under a 20-minute drive via the M1, making it highly convenient for both domestic and international travel. Regular Skylink buses also connect Nottingham Station to the airport 24/7.

Bus Services: Frequent local bus services (including the RAINBOW ONE and other routes) run through Nuthall, connecting the area to Nottingham City Centre, Kimberley, and surrounding towns.

Driveway

Excellent Kerb Appeal provided by a substantial, high-quality block-paved driveway with space for multiple cars. Finished with subtle feature lighting and offering pedestrian side access to the garden.

Hallway

11' 7" x 5' 11" (3.53m x 1.80m)

Bright Hallway featuring stairs to the first floor. This central space offers convenient access to both the well-appointed Kitchen and the dual-aspect Lounge/Dining Room.

Lounge Diner

23' 6" x 11' 5" (7.16m x 3.48m)

A truly impressive, open-plan Lounge/Dining Room offering exceptional living space. Flooded with natural light from the front bay window and rear patio doors leading directly to the garden. Featuring high-quality laminate flooring, two modern radiators, and stylish feature lighting. Decorated to an impeccable standard, this is the perfect space for relaxing and entertaining.

Kitchen

14' 10" x 8' 3" (4.52m x 2.51m)

The well-equipped Kitchen features an abundance of practical storage and ample worktop space. Cooking is made easy with a modern 4-burner gas hob and overhead extractor. There is a designated area for an American-style fridge/freezer, plus a radiator and a window with a pleasant outlook over the rear garden.

Utility Room

7' 7" x 6' 6" (2.31m x 1.98m)

Practical Utility Room with space for a washer and dryer, plus essential coat storage and a radiator. This room provides external access to the garden and an internal doorway to the Downstairs WC and Study/Bedroom 4.

Bedroom 1

11' 8" x 11' 10" (3.56m x 3.61m)

Bedroom 1 finished to an immaculate standard, complete with cosy carpeting and radiator heating. Quality fitted wardrobes and the benefit of a modern En-Suite enhance practicality. A lovely window offers views over the rear garden.

Ensuite Shower Room

5' 0" x 5' 6" (1.52m x 1.68m)

Private En-Suite fitted with a modern suite, including a heated towel rail and a frosted rear window for natural light and ventilation.

Bedroom 2

11' 3" x 7' 8" (3.43m x 2.34m)

Bedroom 2 A bright, well-proportioned room, finished to a high standard with plush carpeted flooring and radiator heating. A large window provides a pleasant outlook over the front of the property.

Bedroom 3

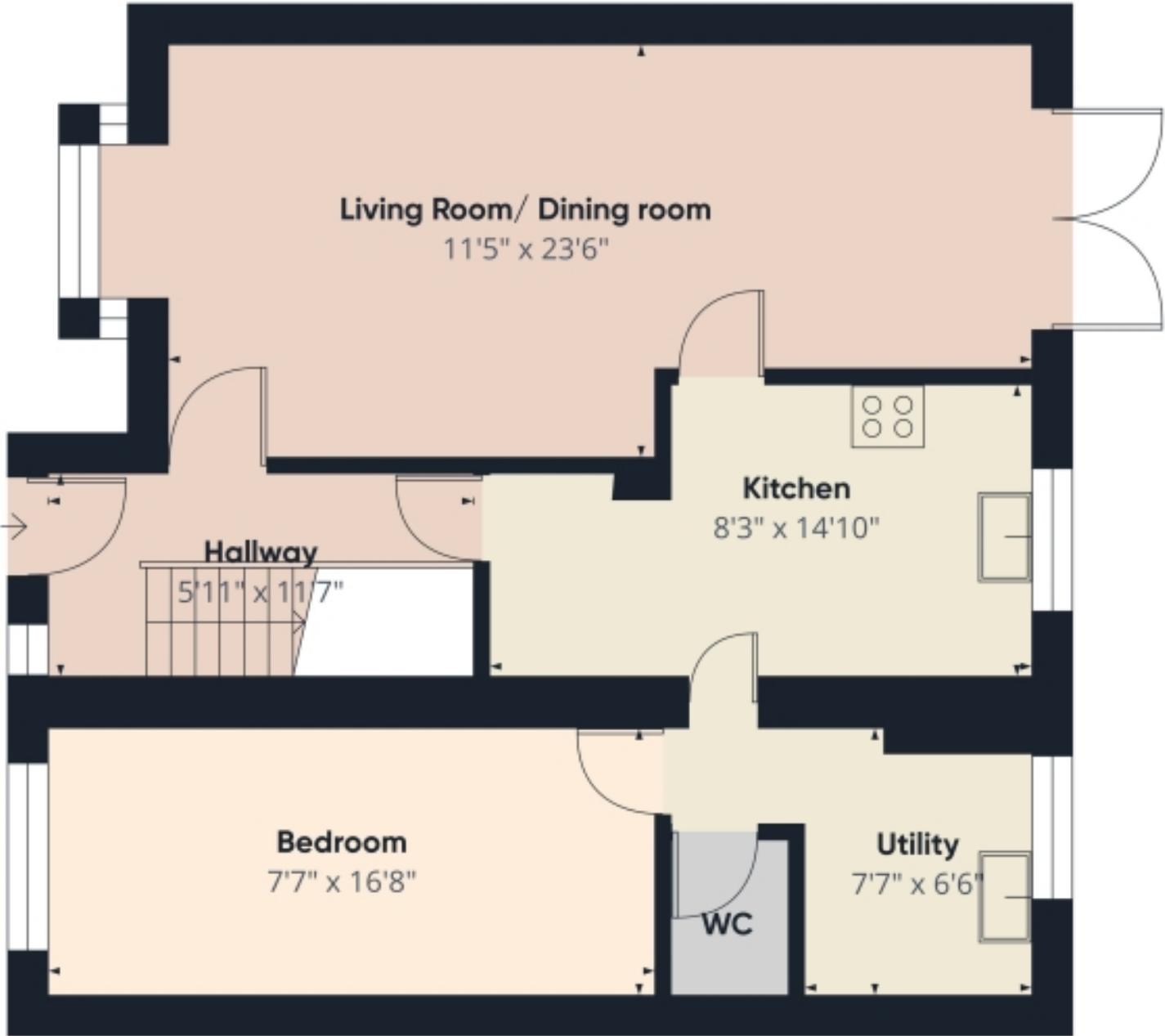
8' 3" x 6' 5" (2.51m x 1.96m)

Bedroom 3 / Future Potential Although the smallest of the bedrooms, this is a very usable space, finished with carpeting and featuring a window to the front. It currently houses the airing cupboard and boiler. Crucially, this room offers the PERFECT footprint for installing a staircase, potentially creating two bedrooms and a bathroom in the generous roof space, future-proofing the property (Subject to Necessary Planning - STNP).

Bathroom

6' 9" x 5' 7" (2.06m x 1.70m)

Floorplans



Floor 0

Approximate total area[®]
638 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GRAFFI360

Floorplans



Floorplans



Floor 0



Floor 1

Approximate total area[®]
1017 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

EPC

The EPC will be available within 28 days or the property may be exempt, please speak to us for more details.



Marketed by EweMove Nuthall & Eastwood

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