



Atkinson Gardens, Nuthall, Nottingham NG16 1LN

£1,350 PCM

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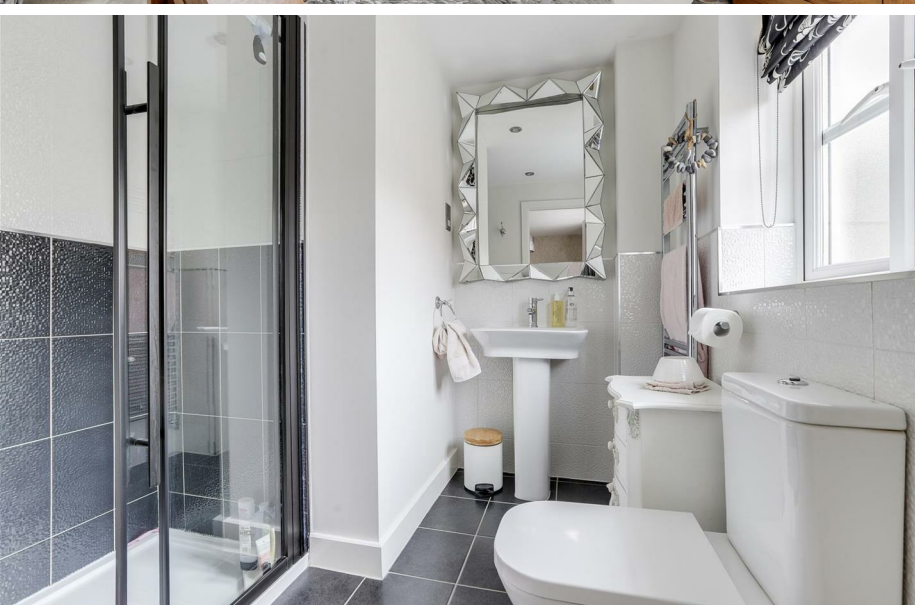
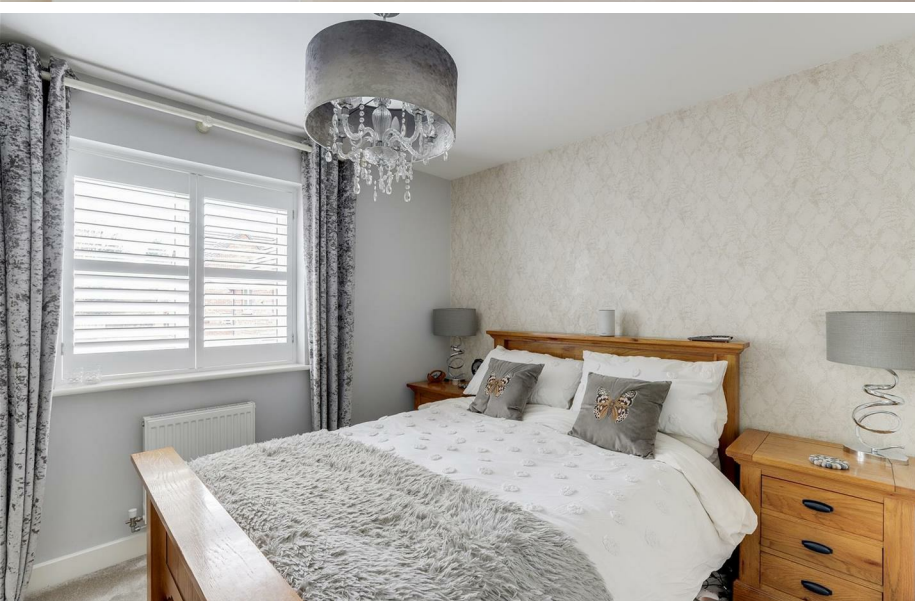
PREPARE TO BE IMPRESSED...

This one-of-a-kind three-bedroom detached house is immaculately presented throughout and offers spacious, modern accommodation full of character. Situated in the desirable area of Nuthall, it is ideally located close to a variety of shops, reputable schools and excellent transport links to both Nottingham and Derby city centres. Coming to the market unfurnished, the property provides ample storage options and is perfectly suited for family living. The ground floor features an inviting entrance hall, a high-spec modern kitchen with integrated appliances, an open-plan living and dining area with luxury bi-folding doors leading to the rear garden, and the added convenience of a downstairs WC. Upstairs, there are three well-proportioned bedrooms, including a master with a luxury en-suite, as well as a stylish three-piece family bathroom serving the additional bedrooms. Externally, the front of the property boasts a mature decorative garden with a variety of plants and shrubs, while the beautifully landscaped rear garden includes an artificial lawn, multiple decked seating areas, a gravelled path with stepping stones, and more decorative planting. The rear also provides access to a detached garage that has been transformed into a fully functioning home gym and bar area, offering a perfect space for escapism or entertaining. This stunning home must be viewed to be fully appreciated.

AVAILABLE NOW!

'PLEASE NOTE THE GYM EQUIPMENT IS NOT INCLUSIVE & THE PROPERTY IS BEING LET UN-FURNISHED'





- Detached House
- Three Bedrooms
- Modern Fitted Kitchen
- Open Plan Living/Dining Area
- Three Piece Bathroom Suite/En-Suite To Master Bedroom & Downstairs WC
- Garage Access/Outdoor Bar & Separate Gym Area
- Driveway Providing Ample Off Street Parking
- Large Enclosed Landscaped Garden
- Popular Location
- 360 Virtual Tour





ACCOMMODATION

GROUND FLOOR

Entrance Hall

13'2" x 6'3" (max) (4.03m x 1.92m (max))
The entrance hall has wooden flooring and carpeted stairs, radiator, smoke alarm and a single composite door providing access into the accommodation

W/C

5'8" x 2'9" (1.73m x 0.86m)
This area has wooden flooring, partially tiled walls, low level dual flush WC, radiator, pedestal washbasin with mixer taps and an extractor fan

Kitchen

12'4" x 12'4" (max) (3.77m x 3.76m (max))
The kitchen has wooden flooring, recessed ceiling spotlights, partially tiled walls, a range of fitted wall and base units with fitted worksurfaces, integrated fridge/freezer, integrated dishwasher, freestanding washing machine, integrated oven and grill with separate hobs and extractor unit. ceramic sink and a half with a drainer and mixer taps, breakfast bar, radiator and a UPVC double glazed bay window with fitted shutters

Living/Dining Room

20'10" x 19'0" (max) (6.37m x 5.80m (max))
The living room has wooden flooring, radiator and is open plan to the dining area
The dining area has wooden flooring, recessed ceiling spotlights, two vertical radiators, a range of UPVC double glazed windows, two UPVC double glazed skylights to the ceiling with UPVC double glazed bi-folding doors and a single UPVC door leading to the rear garden

FIRST FLOOR

Landing

12'7" x 9'3" (max) (3.86m x 2.83m (max))
The landing has carpeted flooring, loft hatch, in-built storage cupboard, smoke alarm, UPVC double glazed window and provides access to the first floor accommodation

Master Bedroom

11'5" x 10'0" (3.48m x 3.05m)
The main bedroom has carpeted flooring, fitted wardrobes, radiator, provides access to the en-suite and a UPVC double glazed window with fitted shutters

En-Suite

7'2" x 7'1" (max) (2.19m x 2.17 (max))
The en-suite has tiled flooring, partially tiled walls, recessed ceiling spotlights, low level dual flush WC, pedestal washbasin with mixer taps, wall mounted heated chrome towel rail, double walk-in shower and a wall

mounted electric shower with sliding doors, extractor fan and a UPVC double glazed obscure window

Second Bedroom

9'3" x 9'3" (2.83m x 2.82m)
The second bedroom has carpeted flooring, fitted wardrobes, radiator and a UPVC double glazed window

Bedroom Three

9'6" x 9'2" (max) (2.90m x 2.81m (max))
The third bedroom has wood effect laminate flooring, radiator and a UPVC double glazed window

Bathroom

6'5" x 6'2" (max) (1.98m x 1.88m (max))
The bathroom has tiled flooring, fully tiled walls, recessed ceiling spotlights, wall mounted chrome heated towel rail, low level dual flush WC, pedestal washbasin with mixer taps, panelled bath with mixer taps and a shower over and a shaving point

OUTSIDE

REAR

The rear garden has an artificial lawn, multiple decked seating areas, gravelled area with stepping stones, a range of decorative plants and shrubs and provides access to the garage, gym and bar area

Garage

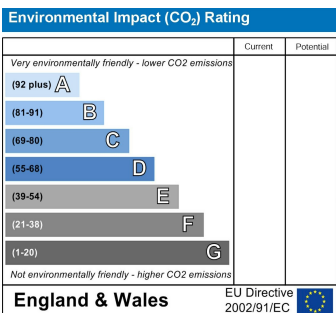
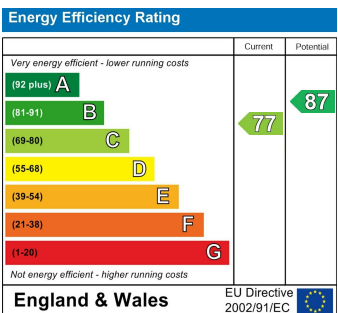
9'0" x 5'0" (2.76m x 1.53m)
The garage has shelving, electrical points and an up and over garage door

Gym

11'8" x 8'5" (3.58m x 2.58m)
This area has wood effect laminate flooring, partially panelled walls, wall mounted mirrors and UPVC double glazed French doors providing access into this space

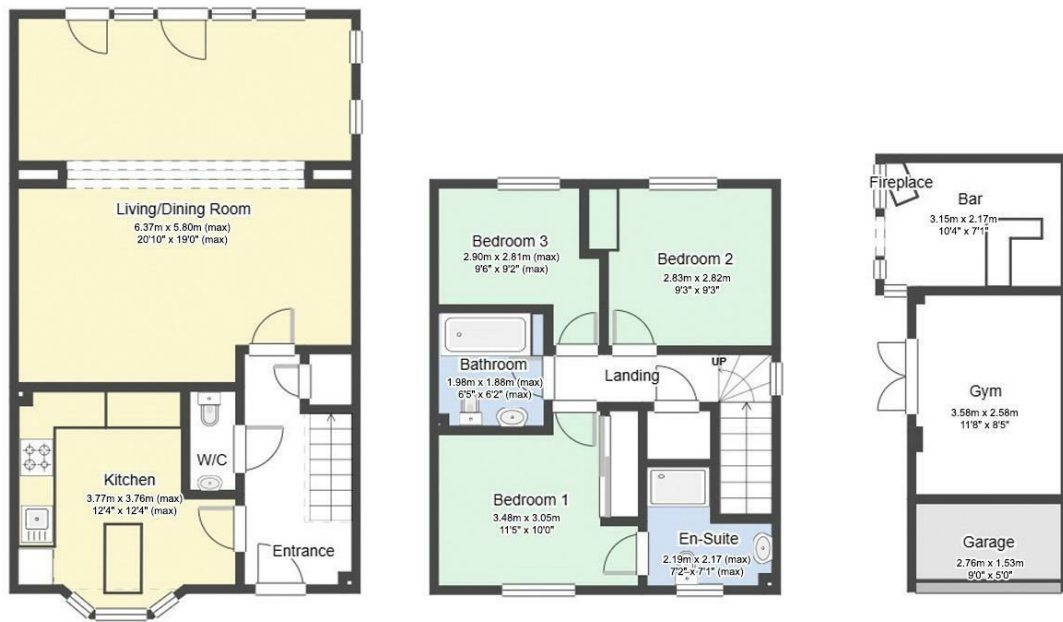
Bar

10'4" x 7'1" (3.15m x 2.17m)
This area has decked flooring, bar area, a range of double glazed windows, a freestanding log burner and a single wooden door providing access into this area - currently this area is used as a bar but is a universal space



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HoldenCopley
PREPARE TO BE MOVED



FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only. They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.
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