



7 Nuthall Circle  
Kirk Hallam DE7 4GU

£175,000





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A three bedroom semi-detached family home with off street parking. The property comprises of kitchen and dining room and lounge to the ground floor. On the first floor there are well-proportioned bedrooms and bathroom.

The property is set in a sought after location, Pioneer Meadow Nature Reserve is within easy reach offering scenery & pleasant walks, with Nutbrook Trail not far away.







#### Entrance Hall

Upvc door to the front elevation, double glazed side window, stairs to first floor, meter cupboard, radiator & fitted carpet.

#### Lounge

15'1" x 12'1" (4.60m x 3.68m)

Double glazed bay window to the front elevation, fireplace with stone mantelpiece housing gas fire, TV point, phone point, radiator & fitted carpet.

#### Dining Room

11'9" x 11'4" (3.58m x 3.45m)

Double glazed window to the rear elevation, radiator & laminate flooring.

#### Kitchen

8'2" x 7'6" (2.49m x 2.29m)

Double glazed windows to the rear & side elevation, double glazed door to side elevation, sink unit with stainless steel sink & drainer, free standing cooker, space for fridge/freezer, plumbed for washing machine, under stairs cupboard & wall mounted combi boiler.

#### First Floor

##### First Floor Landing

Double glazed window to the side elevation, loft hatch, doors off to all rooms, airing cupboard & carpet.

##### Bedroom One

12'2" x 10'7" (3.71m x 3.23m)

Double glazed window to the front elevation, fitted wardrobes, storage cupboard, wall lights, radiator & fitted carpet.

##### Bedroom Two

12'1" x 9'7" (3.68m x 2.92m)

Double glazed window to the rear elevation, storage cupboard, radiator & laminate flooring.

##### Bedroom Three

9'6" x 7'7" (2.90m x 2.31m)

Double glazed window to the front elevation, storage cupboard, radiator & fitted carpet.

#### Bathroom

7'3" x 5'5" (2.21m x 1.65m)

Frosted double glazed window to the rear elevation, bath with shower over, low flush WC, pedestal wash hand basin, tiled walls, radiator & vinyl flooring.

#### Outside

##### Front Garden

Front Garden with lawn area, plants & shrubs, driveway with path leading to gated rear garden.

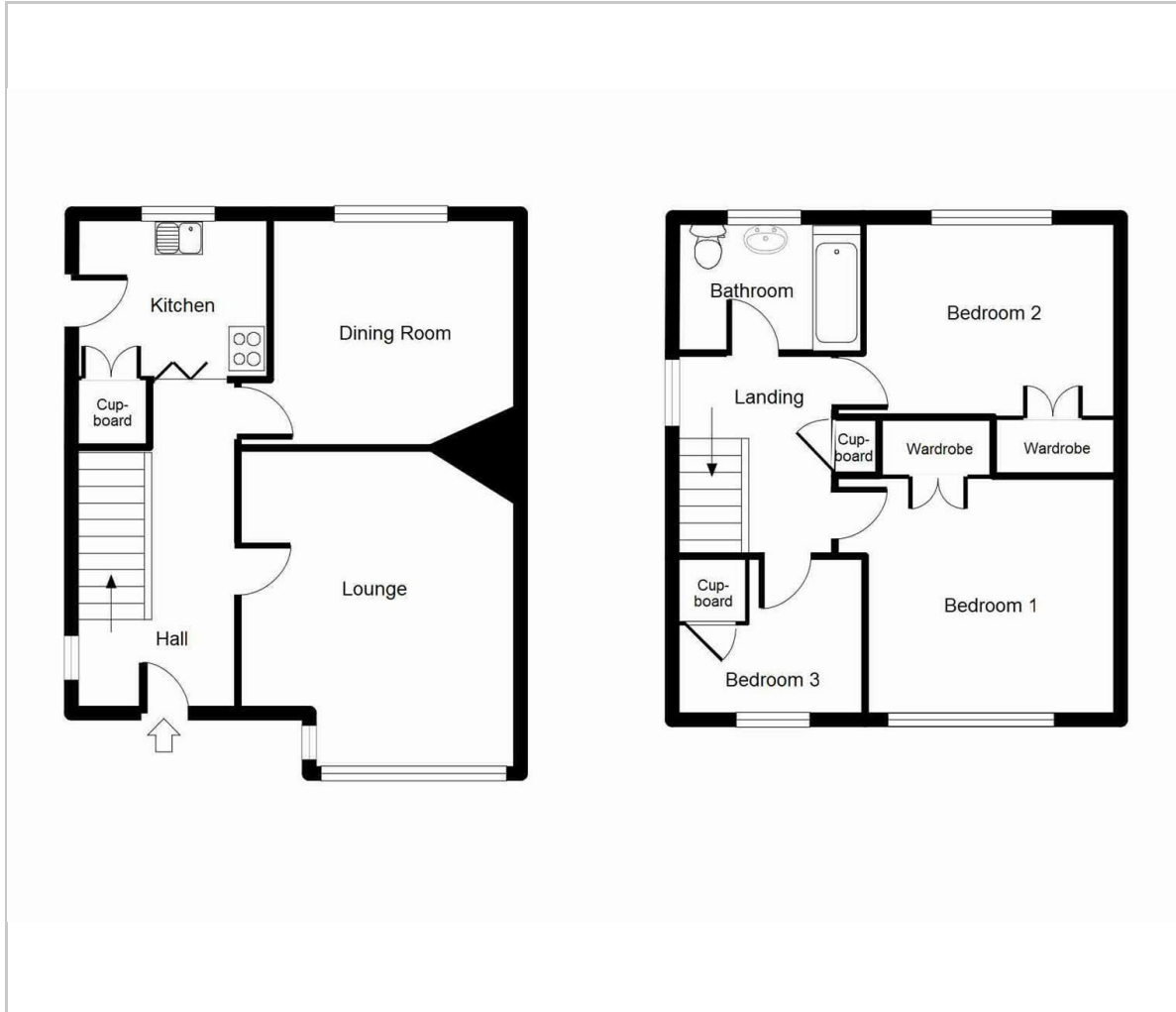
##### Rear Garden

Long rear garden with paved areas, lawned areas, vegetable planters, greenhouse, plants & shrubs, outbuildings & fence boundary.





## Floor Plan



## Viewing

Please contact our Eastwood Office on 01773 535535 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph

