



Highbury Close, Nuthall Nottingham NG16 1QU

welcome to
Highbury Close, Nuthall
Nottingham

- STUNNING FAMILY HOME
- NO UPWARD CHAIN
- SOLD AS A VACANT POSSESSION
- SPACE IN ABUNDANCE
- HEAVILY EXTENDED

Tenure: Freehold EPC Rating: C

offers over

£550,000

Lounge

13' 5" x 18' 6" (4.09m x 5.64m)

Study

9' 1" x 8' (2.77m x 2.44m)

Dining Room

11' 1" x 10' 11" (3.38m x 3.33m)

Gas Feature fireplace, Orangery roof

Reception Room Three

18' 7" x 12' 1" (5.66m x 3.68m)

Kitchen

11' 1" x 19' 7" (3.38m x 5.97m)

Range Oven, Free standing fridge & dishwasher

Utility Room

8' 1" x 5' (2.46m x 1.52m)

Principal Bedroom

15' 6" x 12' 4" (4.72m x 3.76m)

En suite

En Suite

Bedroom Two

14' 6" x 10' 11" (4.42m x 3.33m)

Bedroom Three

19' 8" x 7' 8" (5.99m x 2.34m)

Jack & Gill en suite

Bedroom Four

19' 1" x 7' 9" (5.82m x 2.36m)

Annexe

18' 5" x 13' 9" (5.61m x 4.19m)

Has separate entrance, includes shower room



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Property Ref:

KBY107711 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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