



**The Paddocks, Nuthall Nottingham NG16 1DR**

welcome to

## The Paddocks, Nuthall Nottingham

- FOUR BEDROOMS
- FOUR RECEPTIONS
- PRIME LOCATION
- APPROX 0.7 ACRES OF LAND
- HUGE DEVELOPMENT OPPORTUNITY

Tenure: Freehold EPC Rating: D

Council Tax Band: E

offers over

**£650,000**

### Entrance Porch Lounge

19' 10" max x 15' 11" max ( 6.05m max x 4.85m max )

### Living Room

11' 11" max x 10' 2" max ( 3.63m max x 3.10m max )

### Dining Room

19' 9" max x 13' 8" max ( 6.02m max x 4.17m max )

### Sitting Room

10' 10" max x 9' 11" ( 3.30m max x 3.02m )

### Kitchen

14' 9" x 12' 4" ( 4.50m x 3.76m )

### Utility Room

10' 10" max x 8' 8" max ( 3.30m max x 2.64m max )

### Downstairs Wc

### Bedroom One

13' 11" max x 14' max ( 4.24m max x 4.27m max )

Built in Wardrobes

### En Suite Shower Room

### Bedroom Two

14' 5" max x 10' 7" max ( 4.39m max x 3.23m max )

### Bedroom Three

10' 6" max x 9' 6" max ( 3.20m max x 2.90m max )

Built in Wardrobes

### Bedroom Four

8' 10" x 7' 8" max ( 2.69m x 2.34m max )

### Family Bathroom

### Car Port

### Garage

### Storage Stable



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#### Property Ref:

KBY109430 - 0009

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