



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

Agents Note

Please note that an AML fee is chargeable once an offer has been accepted to cover the cost of carrying our identity and anti-money laundering checks,



view this property online williamhbrown.co.uk/Property/KBY109430



Property Ref:

KBY109430 - 0010

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



0115 938 5062



kimberley@williamhbrown.co.uk



39 Main Street, Kimberley, NOTTINGHAM,
Nottinghamshire, NG16 2NG



williamhbrown.co.uk