



**71 Highfield Road, Nuthall, Nottingham,
Nottinghamshire NG16 1BQ**

£475,000

Tel: 0115 9680268



- Large & Extended Detached House
- Double Garage
- Viewing Essential To Appreciate
- Master With En Suite
- Highly Sought After Location
- Private Landscaped Garden
- Five Spacious Bedrooms
- 31ft Living Kitchen & Separate Lounge

A superior home in an equally as impressive and extremely sought after location. This large and extended five-bedroom detached family residence is bound to impress the masses due to not only its sheer size but also its excellent placement on this popular and much envied residential location. The home over many years has been transformed into what it now offers with extensions to each side which has made this a perfect home for even the larger families with a viewing being essential to truly appreciate what is on offer here.

The extremely spacious accommodation comprises an initial and welcoming entrance hall which sets the tone from the off with access into a cosy bay fronted lounge, downstairs WC, home office/study and access into the 31ft open plan living kitchen which spans the full width of the rear of the property itself and finally completing the ground floor is the handy utility room. To the first-floor landing there are four generous bedrooms including a master with en suite shower and a spacious family bathroom. Finally, to the second floor there is a fifth and final spacious double bedroom.

Externally, this property stands proudly on a large corner plot having been extended perfectly to both sides which has really maximised the most out of the potential this property has but also still offers substantial outside space including a low-level walled frontage with twin gates opening onto an in and out driveway. There is also a double garage and an access gate opening to the rear which opens onto a landscaped rear garden which has two substantial patio areas, well maintained lawn and an excellent handy addition of the garden room.

ENTRANCE HALL

w: 4.47m x l: 2.36m (w: 14' 8" x l: 7' 9")

A fitting and welcoming entrance to this fine family residence. Having a radiator, ceiling lighting and stairs rising to the first floor landing.

DOWNSTAIRS WC

w: 1.42m x l: 1.12m (w: 4' 8" x l: 3' 8")

With two piece suite comprising a low flush WC and a wash hand basin with chrome mixer tap. There is also a radiator, sensor activated ceiling lighting and an extractor fan.

LOUNGE

w: 3.89m x l: 3.61m (w: 12' 9" x l: 11' 10")

A cosy bay fronted reception room with a central feature fireplace with inset log burner and floating oak mantle. There is also oak flooring, radiator and a double glazed bay window to the front elevation and a double doors opening into the living kitchen.

OPEN PLAN LIVING KITCHEN

w: 9.47m x l: 4.22m (w: 31' 1" x l: 13' 10")

A large 31ft open plan living kitchen with three clearly defined areas. Comprising a kitchen area fitted with an extensive range of high gloss wall cupboards, base units and drawers with black granite working surfaces over. Inset sink with drainer area and chrome mixer tap. Integrated oven, four ring induction hob with ceiling hung extractor hood over. There is also an integrated dishwasher and space for an American fridge/freezer. There is also an array of LED ceiling spotlights, two sets of French doors and a window opening into the landscaped rear garden. Alongside a generous dining and separate living area.

UTILITY

w: 2.26m x l: 1.5m (w: 7' 5" x l: 4' 11")

With wall cupboards and base units with working surfaces over. Inset sink with drainer and mixer tap, plumbing for a washing machine, space for a undercounter fridge, ceiling lighting and a double glazed door opening to the side elevation.

STUDY

w: 2.77m x l: 2.39m (w: 9' 1" x l: 7' 10")

A well placed versatile study/home office with fitted high gloss storage but could also offer an additional sixth bedroom should it be required with ceiling lighting and a double glazed window to the front elevation.

FIRST FLOOR LANDING

w: 3.89m x l: 3.18m (w: 12' 9" x l: 10' 5")

An open landing with ceiling lighting and stairs rising to the second floor.

MASTER BEDROOM

w: 4.32m x l: 3.61m (w: 14' 2" x l: 11' 10")

A spacious master bedroom with fitted wardrobes. There is also a radiator, ceiling lighting and a double glazed window to the rear elevation.

EN-SUITE

w: 2.51m x l: 1.78m (w: 8' 3" x l: 5' 10")

A sleek en suite shower room with walk in shower with internally plumbed drencher head, separate shower handset and separate internally plumbed Mira water flow and temperature controls. There is also a low flush WC with wall inset cistern and a wall hung wash hand basin with chrome mixer tap and storage beneath. There is also ceiling lighting, fully tiled walls and floor and an obscure double glazed window to the rear elevation.

BEDROOM TWO

w: 3.63m x l: 3.61m (w: 11' 11" x l: 11' 10")

A second double bedroom with a radiator, ceiling lighting and a double glazed bay window to the front elevation.

BEDROOM THREE

w: 3.3m x l: 2.39m (w: 10' 10" x l: 7' 10")

A third double bedroom currently in use as a dressing room with a radiator, ceiling light point and a double glazed window to the front elevation.

BEDROOM FOUR

w: 2.62m x l: 2.62m (w: 8' 7" x l: 8' 7")

A fourth bedroom with a radiator, ceiling light point and a double glazed window to the front elevation.

FAMILY BATHROOM

w: 2.36m x l: 1.55m (w: 7' 9" x l: 5' 1")

A neutral well finished family bathroom with three piece suite comprising a panelled bath with wall mounted electric shower over, wash hand basin with chrome mixer tap and a low flush WC. There is also fully tiled walls and tiled floor, ceiling lighting and an obscure double glazed window to the rear elevation.

SECOND FLOOR:

With ceiling light and door opening into:

BEDROOM FIVE

w: 4.52m x l: 2.84m (w: 14' 10" x l: 9' 4")

A large double bedroom with ceiling lighting, under eaves storage, radiator and a double glazed Velux window to the rear elevation.

OUTSIDE

Externally, this property stands proudly on a large corner plot having been extended perfectly to both sides which has really maximised the most out of the potential this property has but also still offers substantial outside space including a low level walled frontage with twin gates opening onto an in and out driveway. There is also a double garage and an access gate opening to the rear which opens onto a landscaped rear garden which has two substantial patio areas, well maintained lawn and an excellent handy addition of the garden room.

GARDEN ROOM

w: 3.07m x l: 2.59m (w: 10' 1" x l: 8' 6")

An excellent addition this wooden clad garden room which has internal power and lighting there is also a separate access into a further handy storage section.

DOUBLE GARAGE

w: 5.64m x l: 4.8m (w: 18' 6" x l: 15' 9")

An integral double garage with rolling door, inset power and lighting.

VIEWING INFORMATION

Viewing of the property is strictly by appointment only. To book a viewing please call our Sales team headed up by our Director, Ben Pycroft on our office number 0115 968 0268.

TENURE

The property is being sold as a freehold. With vacant possession on completion. The additional information provided for council tax, service charges and ground rents (where applicable) is only an estimation. Please check with your Sales Advisor for more specific detail.

MORTGAGE ADVICE

JMS are able to provide you with the details of a trusted independent mortgage advisor. If you are interested in speaking with our recommended mortgage advisor, please let the sales team know. Your home will be at risk if you do not keep up to date with payments of your mortgage or secured loans on the property. We are unable to give you any advice when it comes to mortgage products, nor should you take anything discussed verbally or in writing from anyone employed by JMS as advise on any financial products.

FIXTURES & FITTINGS

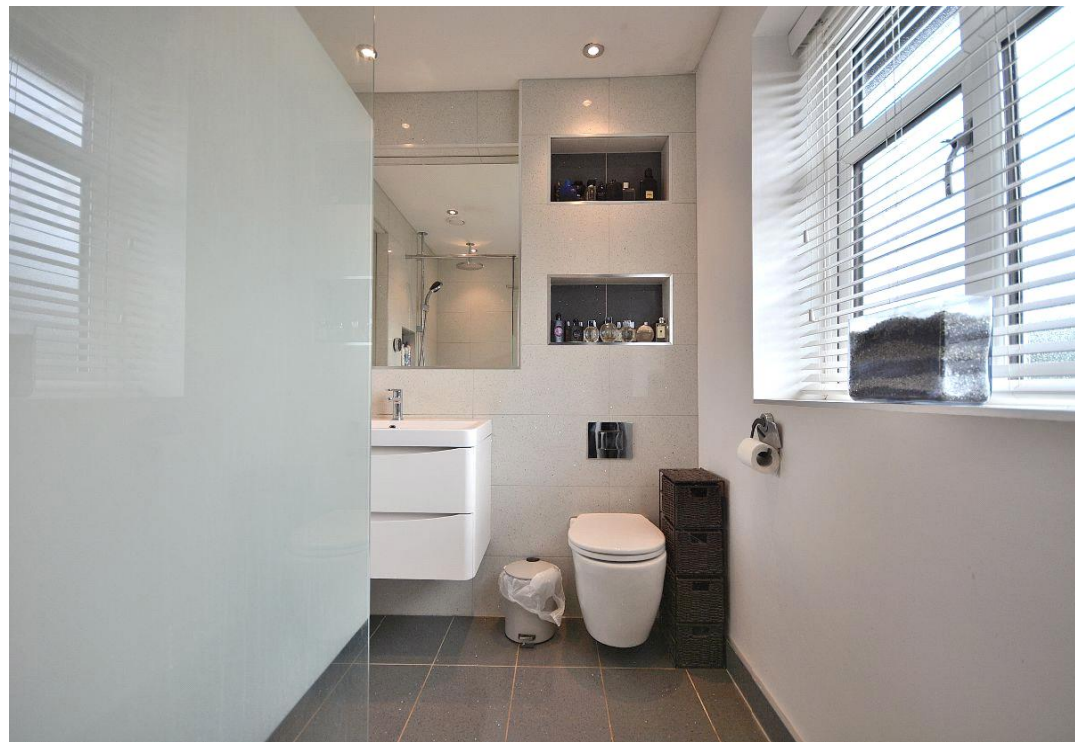
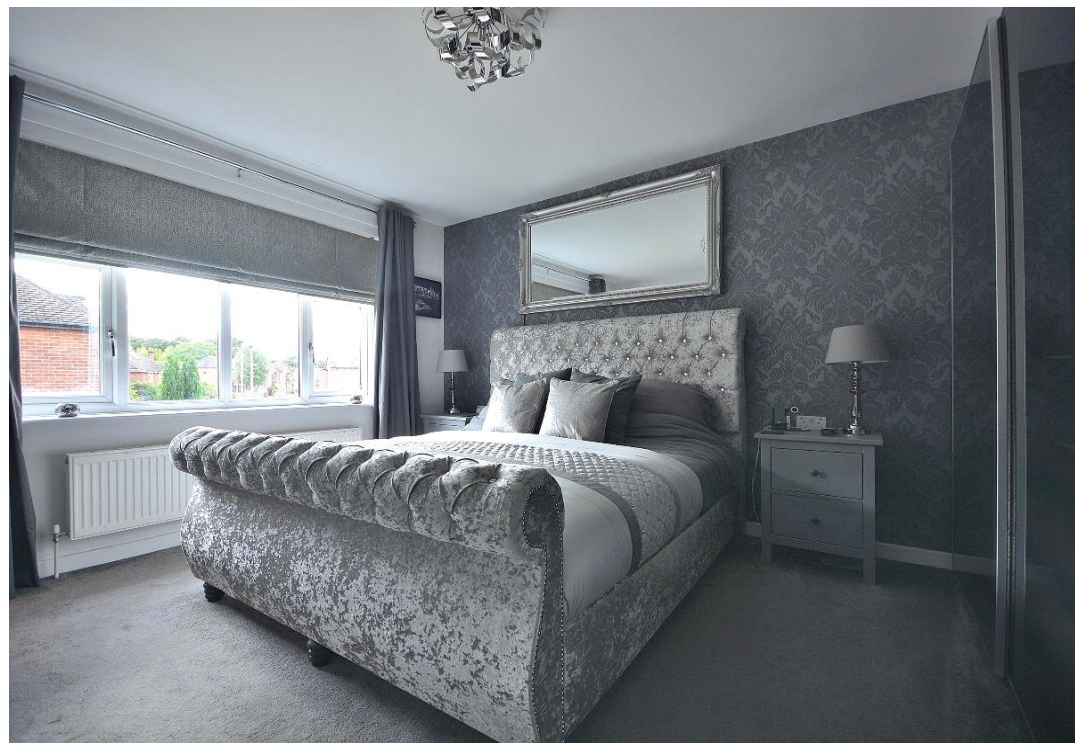
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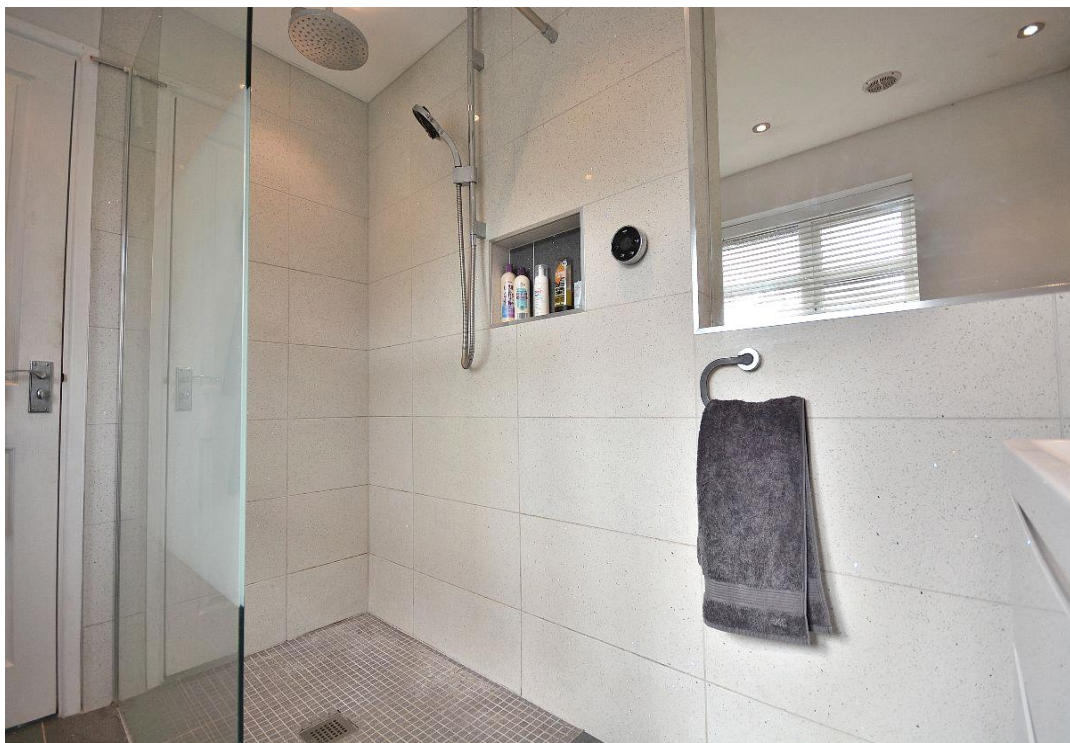








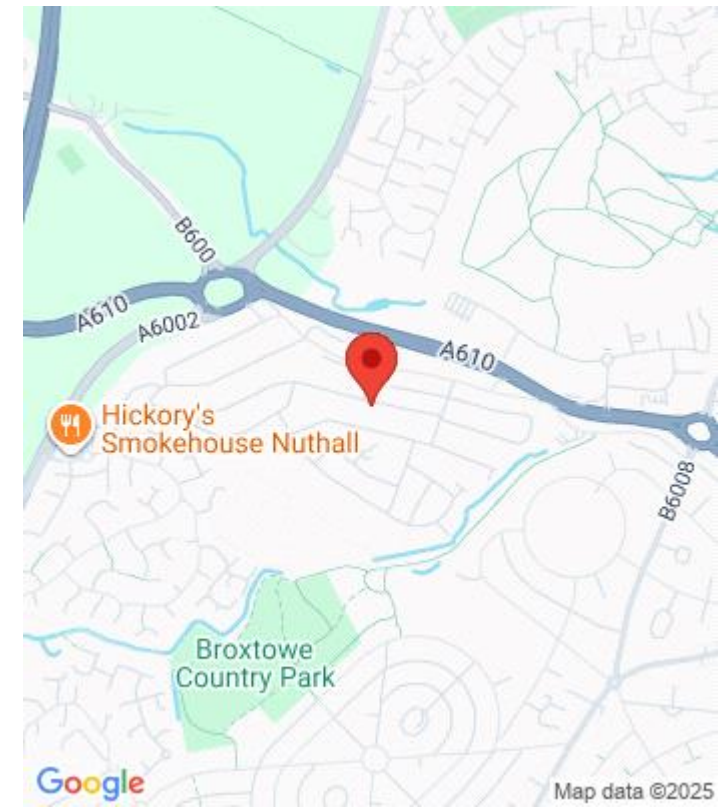












Viewing by appointment only
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