



6 Elm Avenue

Nuthall NG16 1EZ

Offers over £275,000



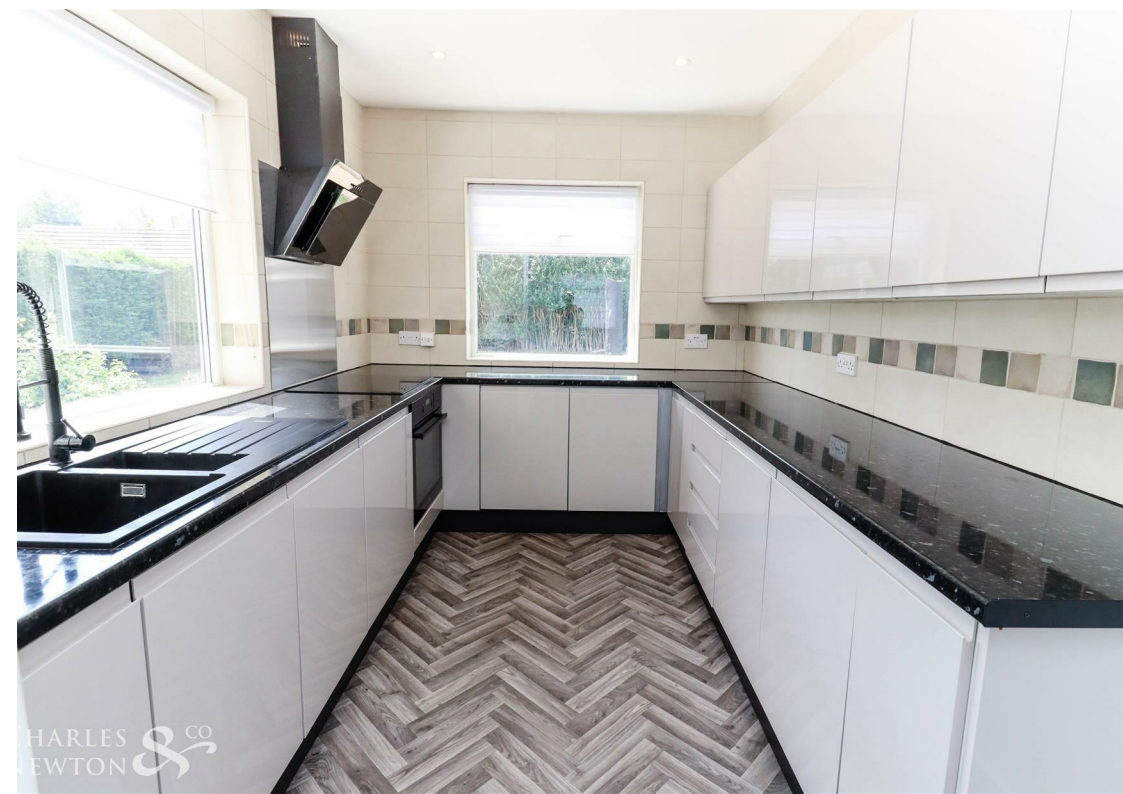
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Offered with No Upward Chain, this beautifully renovated three-bedroom semi-detached family home provides spacious and practical living in a highly desirable and sought-after area. Inside, the property features a bright double-aspect lounge with patio doors opening onto the garden, a separate dining area, a modern fitted kitchen, a downstairs WC, and a utility room. Upstairs, there are three generously sized bedrooms and a family bathroom.

Externally, the property boasts a good-sized rear garden perfect for entertaining along with a covered side area and a driveway to the front for convenient parking.

Located in the popular area of Nuthall, Nottingham, this home benefits from easy access to a range of local amenities, highly regarded schools, and excellent transport links. With convenient routes to Nottingham city centre, the M1 motorway, and surrounding towns, Nuthall remains a preferred location for commuters and families alike, offering a blend of suburban comfort, nearby green spaces, and a strong sense of community.





Entrance Hall

6'11" x 6'3" (2.11m x 1.91m)

Stairs to first floor, doors off, New carpet & wooden cupboard housing consumer unit, double glazed door to the front elevation.

Lounge

16'5" x 12'5" (5.00m x 3.78m)

Double aspect room with electric wall mounted fire with remote control, TV point, New carpet, radiator, double glazed window to the front elevation & double glazed patio doors onto the rear garden.



Downstairs Utility & WC

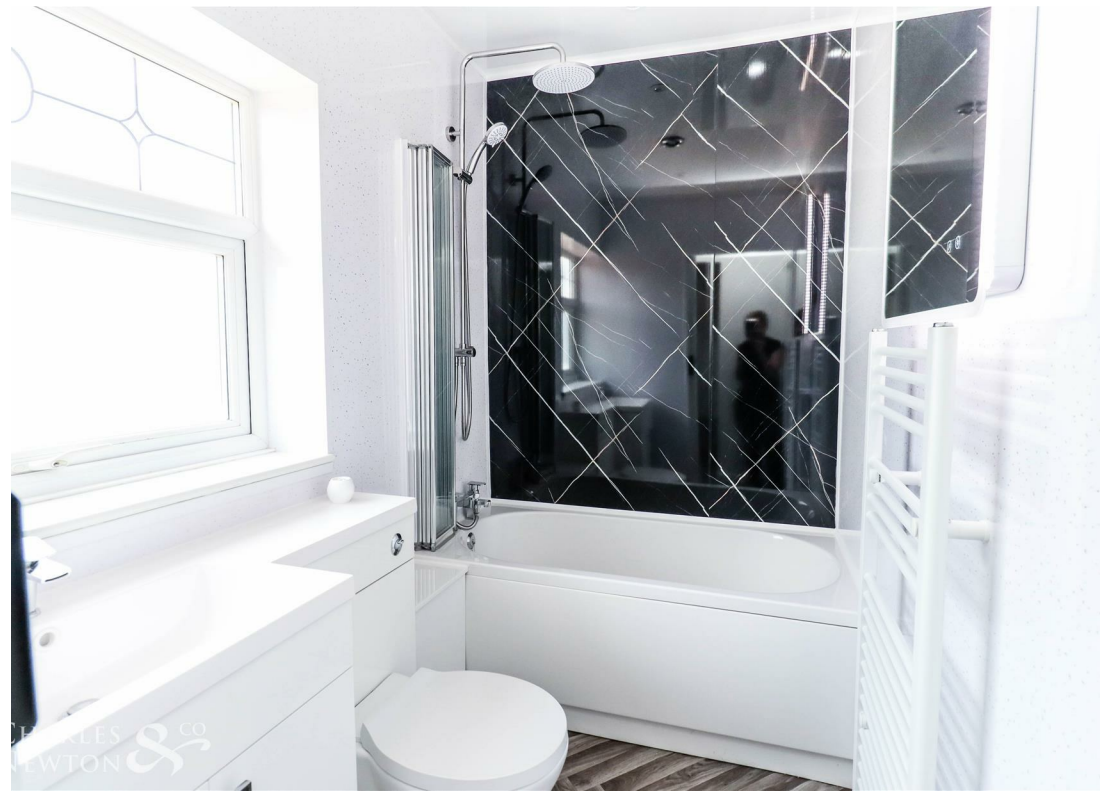
6'1" x 5'7" (1.85m x 1.70m)

Low flush WC, wash hand basin, plumbed for washing machine, space for dryer, base cupboard, laminate worktop, UPVC walls, vinyl flooring & frosted double glazed window to the front elevation.

Dining Room

13'6" x 10'6" (4.11m x 3.20m)

Separate dining area with understairs storage cupboard, spot light lighting, New carpet, radiator & two double glazed windows to the rear elevation.



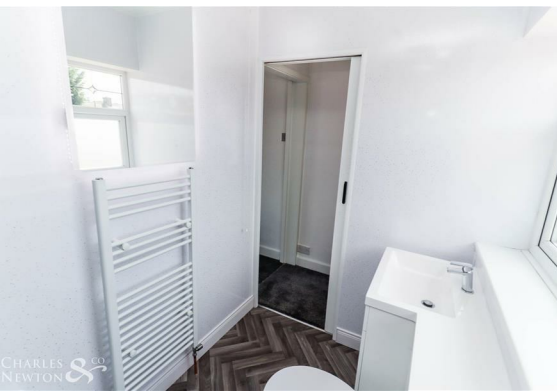
Kitchen

23'8" x 8'0" (7.21m x 2.44m)

Wall, base & drawer units in gloss white with laminate worktop over, composite sink & drainer with mixer tap, tiled surround, electric oven & induction hob with extractor over, space for fridge/freezer, loft hatch, storage cupboard, spot light lighting, vinyl flooring, radiator, double glazed door to the side elevation & three double glazed windows to the front, side & rear elevations.

First Floor Landing

Doors off & double glazed window to the rear elevation.





Bedroom One

12'0" x 10'7" (3.66m x 3.23m)

Coving to ceiling, New carpet, radiator & double glazed window to the front elevation.

Bedroom Two

10'5" x 9'5" (3.18m x 2.87m)

Coving to ceiling, New carpet, radiator & double glazed window to the front elevation.

Bedroom Three

9'6" x 7'6" (2.90m x 2.29m)

Coving to ceiling, New carpet, radiator & double glazed window to the rear elevation.

Bathroom

7'2" x 4'11" (2.18m x 1.50m)

Panelled bath with rain forest shower over, vanity unit with concealed low flush WC & wash hand basin, vanity mirror with light & Bluetooth, UPVC panelled walls, vinyl flooring, heated towel rail & frosted double glazed window to the rear elevation.



Outside

Front Garden

The front garden features a well-maintained lawn, providing a lush, inviting appearance. On one side, a driveway offers convenient access for vehicles, leading up to the property.

Rear Garden

The rear garden is generously proportioned, featuring a paved patio area ideal for outdoor entertaining. Adjacent to it is a lush lawn bordered by well-stocked flower beds, adding color and visual interest. A paved pathway runs through the garden, providing easy access to different areas. The boundary is defined by a combination of fencing and hedges, offering privacy. Additional amenities include a cold water tap and a really useful covered seating area to the side of the property, providing sheltered outdoor space.

Floor Plan



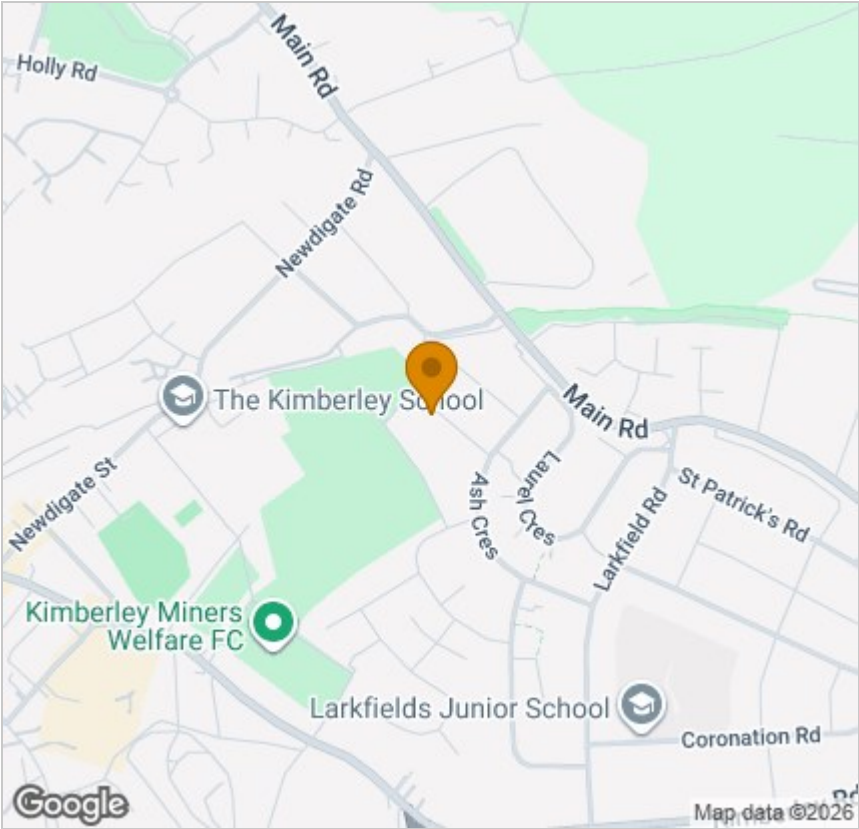
Viewing

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

