



1, Netherton Hall, Nedderton Village

Offers Over £485,000

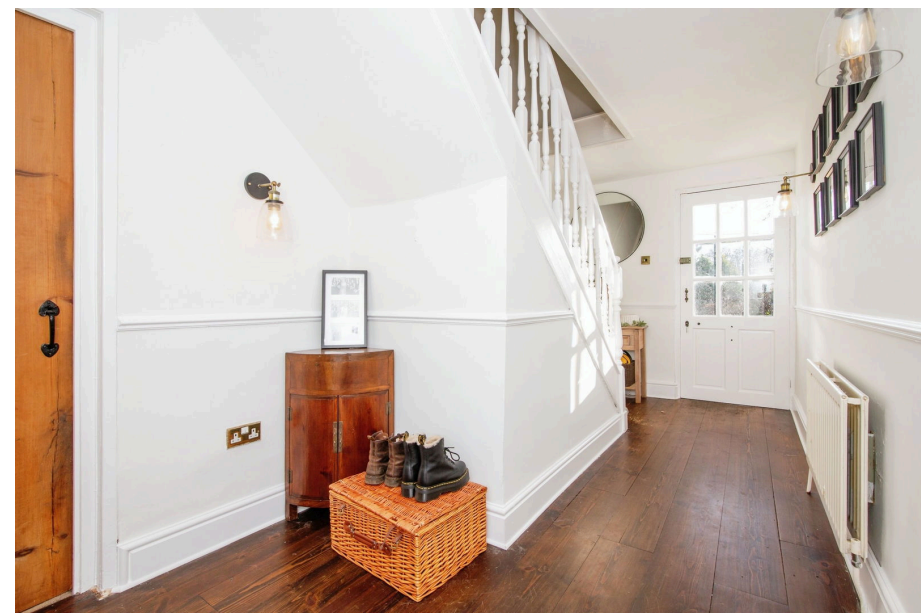
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- Grade 2 Listed Cottage
- Semi-Detached Family Home
- 6x Bedrooms or 4x Bedrooms, 2x Offices - You Decide
- Large Eat-In Kitchen With Range Cooker
- Separate Living Room & Formal Dining Room Both With Log Burners
- Basement Cinema Room
- 4-Piece Family Bathroom, En-Suite Shower Room & GF Shower Room
- Private Parking & Garage
- Walled South Facing Garden
- Brilliant Location



A substantial family home in Nedderton Village, arranged over three storeys, offering six bedrooms, three bathrooms, two good-sized reception rooms as well as the added benefit of a basement cinema room. With incredible internal proportions, all six bedrooms are doubles and much like the current owners usage of the property, any one of these rooms makes for an attractive work-from-home space. Both principal reception rooms have a functioning log burner with views to the South over the generous enclosed walled garden. Loaded with charm, this attractive period home has a tremendous eat-in kitchen with a range cooker as the focal point. Externally, there is a private courtyard for resident parking as well as a separate garage and external storage space - homes of this calibre, size and location can be hard to source, so don't miss out on your chance to secure an iconic home in a great residential address.



Total floor area 306.4 sq.m (3,298 sq.ft.) approx
Restricted height areas 18.0 sq.m. (194 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

