

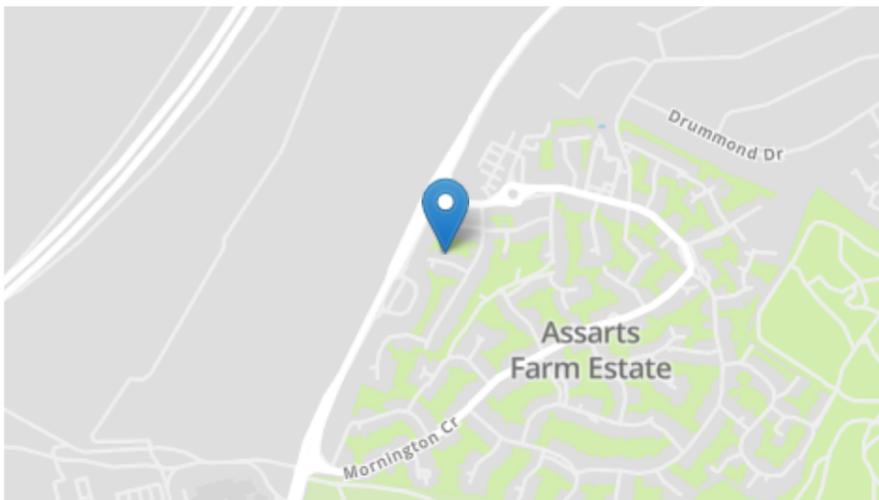
Oakwood Gardens, Nuthall, NG16 1RS

£600,000

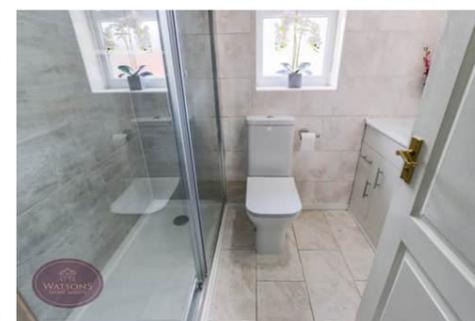


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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		71	83
England, Scotland & Wales		EU Directive 2002/91/EC	



- Substantial Detached Family Home
- 6 Bedrooms
- 2 Reception Rooms
- Downstairs WC & Utility Room
- 2 En Suites & Family Bath
- Off Road Parking
- Cul De Sac Location
- Ease of Access To A610 & M1
- Favoured School Catchment

Our Seller says....

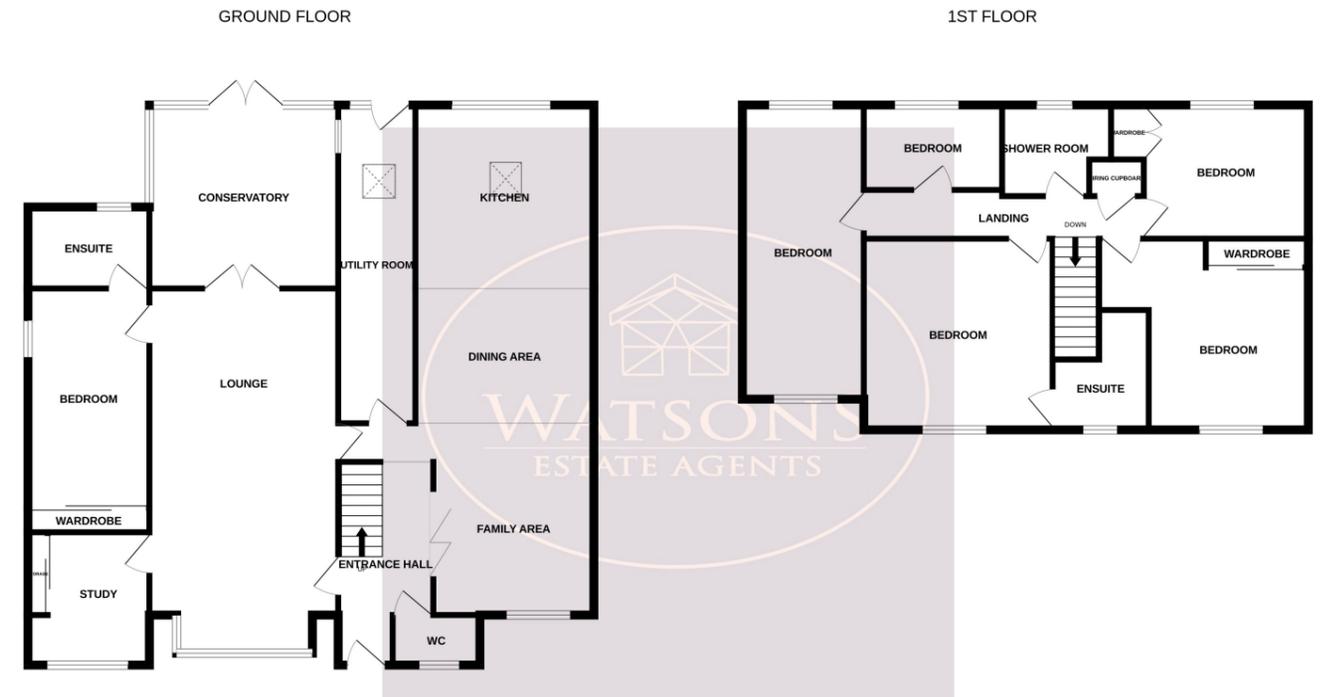
want to view?
 Call us on 0115 938 5577
 Our lines are open 8am - 8pm
 7 Days a week
 or email
 mail@watsons-residential.co.uk
 Ref - 29468895

Important note to buyers: As the selling agents for the property described in this brochure we have taken all reasonable steps to ensure our property particulars are fair, accurate, reliable and reproduced in good faith however they do not form part of any offer or contract and do not constitute representations of fact. If you become aware that any information provided to you is inaccurate please contact our office as soon as possible so we can make the necessary amendments. All measurements are provided as a general guide and floor plans are for illustration purposes only. Appliances, equipment and services in the property have not been tested by us and we recommend all prospective buyers instruct their own service reports or surveys prior to exchanging contracts.



40 Main Street, Kimberley, NG16 2LY
 www.watsons-residential.co.uk

0115 938 5577
 8am-8pm - 7days



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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*** SUBSTANTIAL DETACHED FAMILY HOME *** Having been vastly extended and improved throughout, this executive detached property is situated on the popular Mornington estate in Nuthall. Features include six bedrooms, two with en-suite, study, conservatory, and an open play kitchen/living/diner. Briefly comprising; entrance hallway, downstairs WC, utility room, open plan kitchen/living/diner, lounge, conservatory, study, bedroom, en-suite. To the first floor, a further five bedrooms, primary with en-suite and shower room. Outside, to the front is a driveway providing off road parking, and a privately enclosed garden to the rear. Situated on the popular Mornington estate in Nuthall, favoured schools are close by along with a shop, restaurant, pharmacy and pub on the estate. There are excellent commuter and road links close by, along with the surrounding town of Kimberley. Contact Watsons to arrange a viewing.

Ground Floor

Entrance Hall

UPVC double glazed entrance door to the front, wood effect laminate flooring and doors to the WC, lounge and door & opening to the dining kitchen / family room.

WC

WC, vanity sink unit and obscured uPVC double glazed window to the front.

Lounge

6.67m x 3.88m (21' 11" x 12' 9") UPVC double glazed bay window to the front, radiator and doors to the study and bedroom 6. French doors to the conservatory.

Dining Kitchen / Family Room

10.31m x 3.65m (33' 10" x 12' 0") A range of matching wall & base units, work surfaces incorporating an inset stainless steel sink & drainer unit. Integrated appliances to include: waist height electric oven & 5 ring gas hob with extractor over, microwave and dishwasher. Plumbing and wiring for an American style fridge freezer. Tiled flooring to the kitchen area, wood effect laminate flooring to the family area. UPVC double glazed window to the rear & front, velux window. Ceiling spotlights, radiators, wall mounted boiler and door to the utility room.

Utility Room

6.32m x 1.66m (20' 9" x 5' 5") A range of matching wall & base units, work surfaces incorporating an inset sink & drainer unit. Integrated electric oven & gas hob with extractor over. Plumbing for washing machine, dishwasher and tumble dryer. UPVC double glazed window to the sides and door to the rear garden.

Study

2.64m x 2.59m (8' 8" x 8' 6") UPVC double glazed window to the front, radiator and fitted storage.

Bedroom 6

4.42m x 2.4m (14' 6" x 7' 10") UPVC double glaze window to the side, radiator, fitted sliding door wardrobes and door to the en suite.

En Suite

3 piece suite in white comprising WC, vanity sink unit and shower cubicle. Chrome heated towel rail and obscured uPVC double glazed window to the rear.

First Floor

Landing

Airing cupboard, access to the attic (partly boarded) and doors to primary bedroom and bedrooms 2, 3, 4 & 5 and family bathroom.

Primary Bedroom

3.99m x 3.96m (13' 1" x 13' 0") UPVC double glazed window to the front, a range of fitted furniture and radiator.

En Suite

3 piece suite in white comprising WC, vanity sink unit and shower cubicle. Obscured uPVC double glazed window to the front, chrome heated towel rail and ceiling spotlights.

Bedroom 2

4.25m x 3.6m (13' 11" x 11' 10") UPVC double glazed window to the front, fitted wardrobes and radiator.

Bedroom 3

5.95m x 2.60m (19' 6" x 8' 6") UPVC double glazed windows to the front and rear and radiator.

Bedroom 4

3.34m x 2.76m (10' 11" x 9' 1") UPVC double glazed window to the rear and radiator.

Bedroom 5

2.87m x 1.77m (9' 5" x 5' 10") UPVC double glazed window to the front, fitted wardrobes and radiator.

Family Bathroom

3 piece suite in white comprising WC, vanity sink unit and bath with shower over. Obscured uPVC double glazed window to the rear, chrome heated towel rail.

Outside

To the front of the property is a artificial lawn. A resin driveway provides ample off road parking. The low maintenance rear garden comprises a paved patio seating area and artificial lawn. Access to the single garage with up & over door and power and only used for storage. The garden is enclosed by timber fencing to the perimeter with gated access to the side.

Agents Note

The seller has provided us with the following information: the boiler is located in the kitchen and is 6/7 years old. It was last serviced in November 2025