

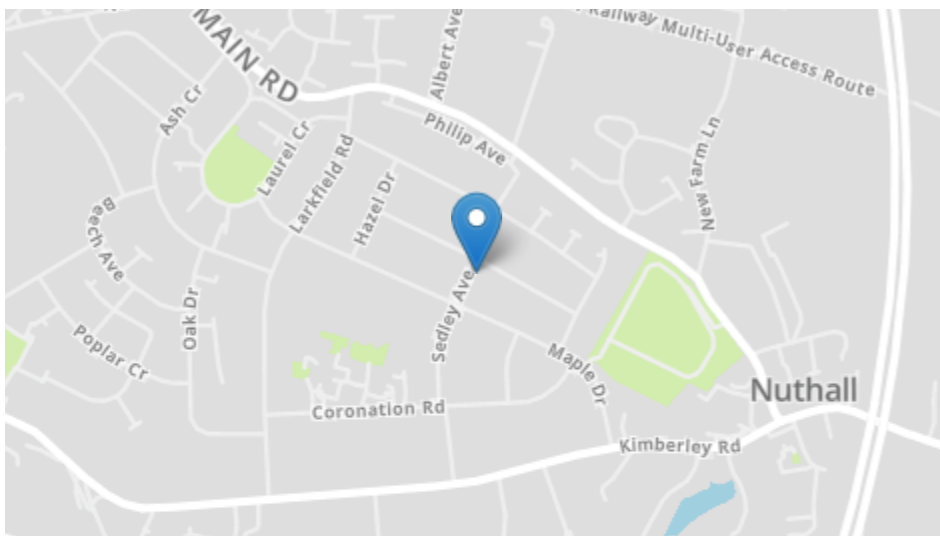
Queens Drive, Nuthall, NG16 1EG

Offers Over £240,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



- Semi Detached House
- 3 Bedrooms
- Open Plan Dining Kitchen
- Downstairs WC & Utility
- Off Road Parking
- Popular Residential Location
- Favoured School Catchment
- Short Drive To Kimberley Town Centre

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 - 27845044

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



FIT FOR A QUEEN! A stunning, vastly improved three bedroom semi-detached family home on the popular Larkfields estate in Nuthall. With a modern fitted kitchen, downstairs wc, utility, and driveway, all within easy reach of Kimberley town centre. Briefly comprising; entrance hall, lounge, dining kitchen, utility, downstairs wc. To the first floor, three bedrooms, two of which are doubles and stylish bathroom. Outside, to the front is a driveway providing ample off road parking, and to the rear, a generous garden. Located on the popular Larkfields estate in Nuthall, the property is within easy reach of Kimberley town centre and the amenities on offer including favoured schools, supermarket and pubs. The nearby A610 and M1 provide direct access further afield. This property won't stick around, so call Watsons today to arrange your viewing.

Ground Floor

Entrance Hall

Composite entrance door to the front, uPVC double glazed window to the side, radiator, ceiling spotlights, stairs to the first floor and doors to the lounge and dining kitchen.

Lounge

4.55m x 3.69m (14' 11" x 12' 1") UPVC double glazed bay window to the front and radiator.

Dining Kitchen

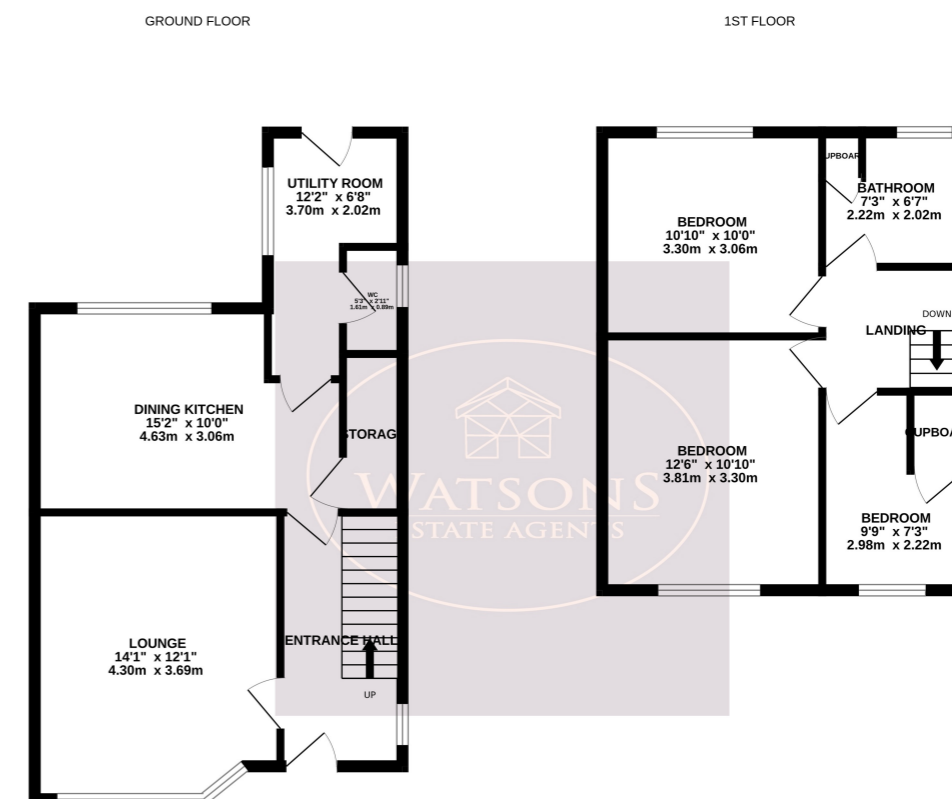
4.61m x 3.05m (15' 1" x 10' 0") A range of matching wall & base units, work surfaces incorporating an inset stainless steel sink & drainer unit. Integrated appliances to include: electric oven & gas hob with extractor over and dishwasher. Storage cupboard, ceiling spotlights, radiator, uPVC double glazed window to the rear and door to the utility room.

Utility Room

3.67m x 2.03m (12' 0" x 6' 8") A range of matching wall & base units, plumbing for washing machine & dryer, uPVC double glazed window to the side, ceiling spotlights and doors to the rear garden and WC.

WC

WC, wall mounted sink, ceiling spotlights and obscured uPVC double glazed window to the side.



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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First Floor

Landing

Ceiling spotlights, access to the attic (boarded with power) and doors to all bedrooms and bathroom.

Bedroom 1

3.30m x 3.29m (10' 10" x 10' 10") UPVC double glazed window to the front, ceiling spotlights and radiator.

Bedroom 2

3.30m x 3.03m (10' 10" x 9' 11") UPVC double glazed window to the front, ceiling spotlights and radiator.

Bedroom 3

2.98m x 2.22m (9' 9" x 7' 3") Storage cupboard, ceiling spotlights and radiator.

Bathroom

3 piece suite in white comprising WC, pedestal sink unit and bath with shower over. Chrome heated towel rail, storage cupboard and obscured uPVC double glazed window to the rear.

Outside

To the front of the property, a prescrete driveway provides ample off road parking. The rear garden comprises a paved patio, turfed lawn and is enclosed by timber fencing to the perimeter.