

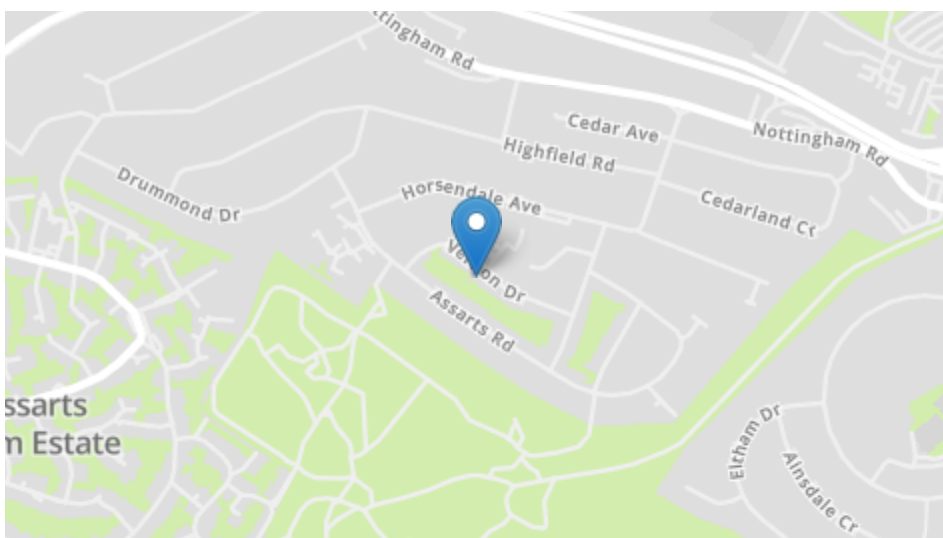
Vernon Drive, Nuthall, NG16 1AR

Offers Over £200,000



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| Energy Efficiency Rating | | Current | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | 87 |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | 55 | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |



- Mid Town House
- 3 Bedrooms
- 2 Reception Rooms
- Low Maintenance Rear Garden
- Garage en Bloc
- Favoured School Catchments
- Ease of Access to M1 & A610
- Excellent Road & Public Transport Links Including Tram

Our Seller says....

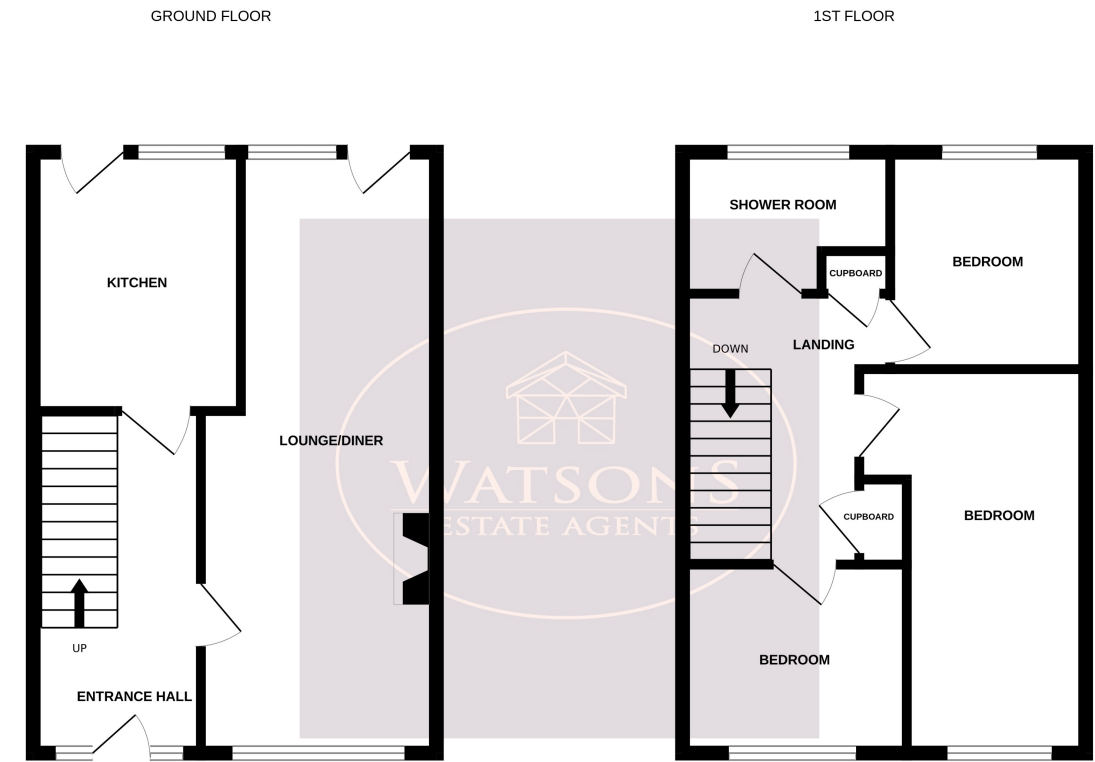
want to view?
 Call us on 0115 938 5577
 Our lines are open 8am - 8pm
 7 Days a week
 or email
 mail@watsons-residential.co.uk
 Ref - 28666998

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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*****STEP ONTO THE LADDER IN STYLE***** A fantastic first time buy on the popular Horsendale estate in Nuthall. Close to favoured schools and amenities, first homes don't come much better than this! Beautifully presented throughout, with two receptions, low maintenance garden, and a garage. Briefly comprising; entrance hallway, lounge, dining room, kitchen. To the first floor, three bedrooms and stylish shower room. Outside, to the rear is a private and low maintenance garden, and a garage in a block out to the rear. Ideally positioned close to excellent transport links, shops, pubs and restaurants, Nuthall offers an array of amenities on your doorstep. Contact Watsons to arrange a viewng.

First Floor

Entrance Hall

Stairs to the first, under stairs storage, electric heater and doors to the lounge and kitchen.

Lounge

3.93m x 3.43m (12' 11" x 11' 3") UPVC double glazed window to the front, electric heater, feature fireplace and open to the dining room.

Dining Room

3.15m x 2.94m (10' 4" x 9' 8") Electric heater, uPVC double glazed window to the rear and door to the garden.

Kitchen

3.29m x 2.43m (10' 10" x 8' 0") A range of matching wall & base units, work surfaces incorporating an inset sink & drainer unit. Integrated waist height oven & induction hob with extractor over. Plumbing for washing machine, electric heater, uPVC double glazed window to the rear and door to the rear garden.

First Floor

Landing

Airing cupboard housing the hot water tank, storage cupboard, access to the attic and doors to all bedrooms and bathroom.

Bedroom 1

4.16m x 3.43m (13' 8" x 11' 3") UPVC double glazed window to the front and electric heater.

Bedroom 2

3.16m x 3.15m (10' 4" x 10' 4") UPVC double glazed window to the rear and electric heater.

Bedroom 3

2.38m x 2.39m (7' 10" x 7' 10") UPVC double glazed window to the front and electric heater.

Shower Room

3 piece shite in white comprising WC, vanity sink unit and shower cubicle. Heated towel rail, ceiling spotlights and obscured uPVC double glazed window to the rear.

Outside

To the front of the property is a turfed lawn. The low maintenance rear garden comprises a paved patio, artificial lawn and is enclosed by timber fencing to the perimeter with gated access to the rear. To the rear of the property is a en bloc garage.