

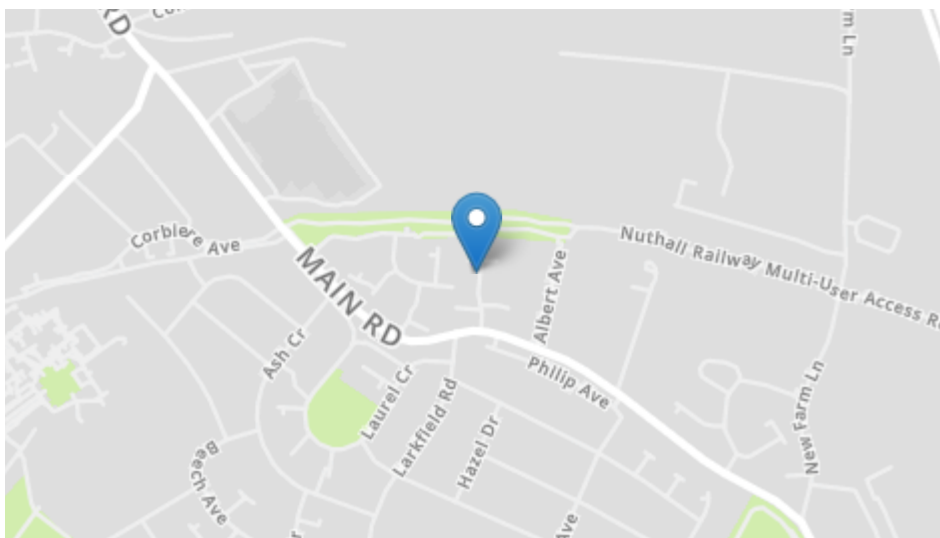
Little Holland Gardens, Nuthall, NG16 1AY

Offers Over £250,000



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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 - 27810853



- 3 Storey Mid Town House
- 4 Bedrooms
- Downstairs Shower Room & Utility
- Study
- Driveway
- Low Maintenance Rear Garden
- Favoured School Catchment
- Ease of Access to A610 & M1

Our Seller says....

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

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*** THE ONLY THING 'LITTLE' IS THE PRICE! *** Little Holland Gardens is a well regarded cul-de-sac in Nuthall, close to the border with Watnall. This deceptively spacious 3 storey town house offers versatile living which is ideal for growing families. The ground floor accommodation comprises in brief: entrance hall, shower room, utility room, study and bedroom 2. The living space with Juliet balcony is located on the first floor along with an open plan dining kitchen. On the second floor the landing leads to bedrooms 1, 3 & 4, as well as the family bathroom. Outside, the appealing rear garden is largely paved so requires little maintenance, whilst there is off street parking to the front. The property is located within walking distance of favoured primary and secondary schools and a wide range of shops, public services and amenities is just a short drive away. The A610 is nearby too, giving easy access to the Tram Park & Ride and junction 26 of the M1. For more information, or to book your viewing, call our team.

Ground Floor

Entrance Hall

Composite entrance door to the front, stairs to the first floor, under stairs storage, doors to the study, utility room, WC and bedroom 2.

Shower Room

WC, vanity sink unit, shower cubicle, chrome heated towel rail, extractor fan and ceiling spotlights.

Utility Room

2.0m (1.06m min) x 1.96m (6' 7" x 6' 5") Plumbing for washing machine. Door to the rear garden.

Study

3.36m x 2.46m (11' 0" x 8' 1") UPVC double glazed window to the rear, radiator

Bedroom 2

5.3m x 2.36m (17' 5" x 7' 9") UPVC double glazed window to the front, a range of fitted furniture and radiator.

First Floor

Landing

Doors to the lounge and dining kitchen. Stairs to the second floor.

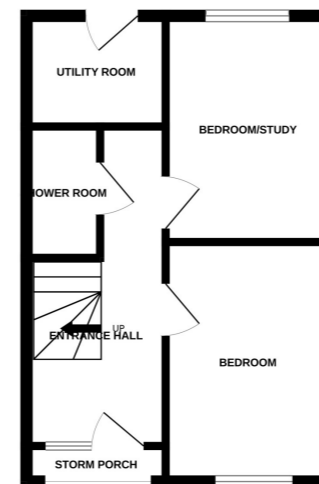
Lounge

4.52m max x 4.45m max (14' 10" x 14' 7") UPVC double glazed window to the front, 2 radiator and French doors to the Juliet balcony.

Dining Kitchen

4.45m max x 4.26m max (14' 7" x 14' 0") A range of matching wall & base units, work surface incorporating an inset sink & drainer unit with Franke chilled/filtered water. Integrated appliances to include: waist height double electric oven, induction hob with extractor over and dishwasher. 2 uPVC double glazed windows to the rear and radiator.

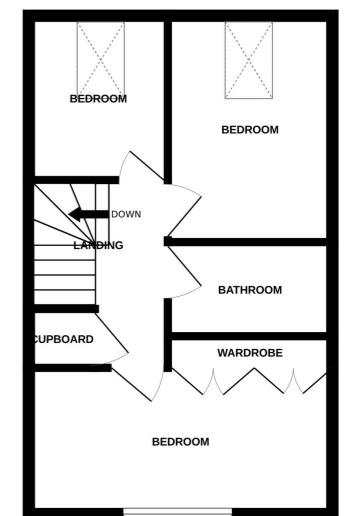
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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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Second Floor

Landing

Access to the attic (fully boarded with drop down ladder), airing cupboard housing the combination boiler. Doors to bedrooms 1, 3 & 4 and bathroom.

Bedroom 1

4.44m x 2.7m (14' 7" x 8' 10") UPVC double glazed window to the front, built in wardrobes and radiator.

Bedroom 3

2.71m x 2.07m (8' 11" x 6' 9") Velux window and radiator.

Bedroom 4

2.71m x 2.07m (8' 11" x 6' 9") Velux window and radiator.

Bathroom

3 piece suite in white comprising concealed cistern WC, pedestal sink unit and bath with shower over. Chrome heated towel rail, ceiling spotlights.

Outside

To the front of the property, a tarmac driveway provides ample off road parking. The low maintenance rear garden comprises a paved patio, flower bed borders with a range of plants & shrubs, timber built shed, external tap and power point. The garden is enclosed by timber fencing to the perimeter with gated access to the side.