

Kenton Avenue, Nuthall, NG16 1PX

Offers Over £450,000



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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 - 30078077



Our Seller says....

- Detached Family Home
- 4 Bedrooms
- 3 Reception Rooms
- Downstairs WC & Utility Room
- En Suite & Family Bathroom
- Off Road Parking & Double Garage
- South East Facing Rear Garden
- Cul De Sac Location
- Favoured School Catchment

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



*** ALL THE BOXES TICKED! *** If you are after a family home in a sought after position, you'll be hard pressed to beat Kenton Avenue! Located on the popular 'Mornington' estate in Nuthall, this superb property is located at the head of a cul-de-sac on a corner plot. Features include no fewer than three reception rooms, a downstairs WC, utility room, en-suite to primary bedroom, a south-east facing rear garden, a generous driveway, and a detached double garage. Briefly comprising; porch, entrance hallway, downstairs WC, study, kitchen, utility room, dining room, lounge. To the first floor, four bedrooms, primary with en-suite, and family bathroom. Outside, the property is located at the head of the cul-de-sac on a corner plot, with a driveway providing ample off road parking, along with a detached double garage. To the rear is a privately enclosed south-east facing garden, perfect for summer entertaining with family and friends. Nearby amenities include favoured schools, excellent road and commuter links via the A610 and M1, along with tram and bus routes. There are eateries and shops nearby, along with the surrounding town of Kimberley. Contact Watsons to arrange a viewing.

Ground Floor

Storm Porch

UPVC double glazed door to the entrance hall.

Entrance Hall

Radiator, stairs to the first floor, wood effect laminate flooring and doors to the lounge, dining kitchen, study and downstairs WC.

WC

WC, vanity sink unit and radiator. Wood effect laminate flooring.

Lounge

4.89m x 3.48m (16' 1" x 11' 5") UPVC double glazed window to the front, feature fireplace with inset gas fire, wooden flooring, ceiling spotlights, radiator. French doors to the dining room.

Dining Room

3.49m x 2.79m (11' 5" x 9' 2") Radiator and sliding patio doors to the rear garden. Wooden flooring and feature lighting. Door to the dining kitchen.

Dining Kitchen

4.78m x 2.51m (15' 8" x 8' 3") A range of matching wall & base units, work surfaces incorporating an inset sink & drainer unit. Integrated appliances to include: waist height double electric oven & gas hob with extractor over. Plumbing for washing machine, radiator, uPVC double glazed window to the rear and door to the rear garden. Door to the utility room.

Utility Room

2.09m x 1.83m (6' 10" x 6' 0") A range of matching wall & base units, work surfaces incorporating an inset sink & drainer unit. Wall mounted combination boiler, uPVC double glazed window to the side and radiator.

Study

5.15m x 2.51m (16' 11" x 8' 3") UPVC double glazed window to the front and radiator. Wood effect laminate flooring.

First Floor

Landing

Access to the attic (partly boarded) and doors to all bedrooms and bathroom.

GROUND FLOOR

1ST 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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Primary Bedroom

4.45m x 3.53m (14' 7" x 11' 7") UPVC double glazed window to the front, storage cupboard, ceiling spotlights and radiator. High quality wooden flooring. Door to the cupboard. Door to the en suite.

En Suite

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

Bedroom 2

4.04m x 3.5m (13' 3" x 11' 6") UPVC double glazed window to the front and radiator. Fitted wardrobes and high quality wooden flooring

Bedroom 3

3.82m x 3.51m (12' 6" x 11' 6") UPVC double glazed window to the rear and radiator. High quality wooden flooring.

Bedroom 4

2.74m x 2.43m (9' 0" x 8' 0") UPVC double glazed window to the rear and radiator. High quality wooden flooring.

Bathroom

3 piece suite in white comprising WC, pedestal sink unit and freestanding bath. Obscured uPVC double glazed window to the rear, traditional radiator.

Outside

To the front of the property is a turfed lawn. A Block paved driveway provides off road parking leading to the detached double glazed with up & over doors and power. The South East facing rear garden comprises a paved patio seating area, turfed lawn and 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 pantry in the dining kitchen and is 11 years old. It was last serviced in 2025.