

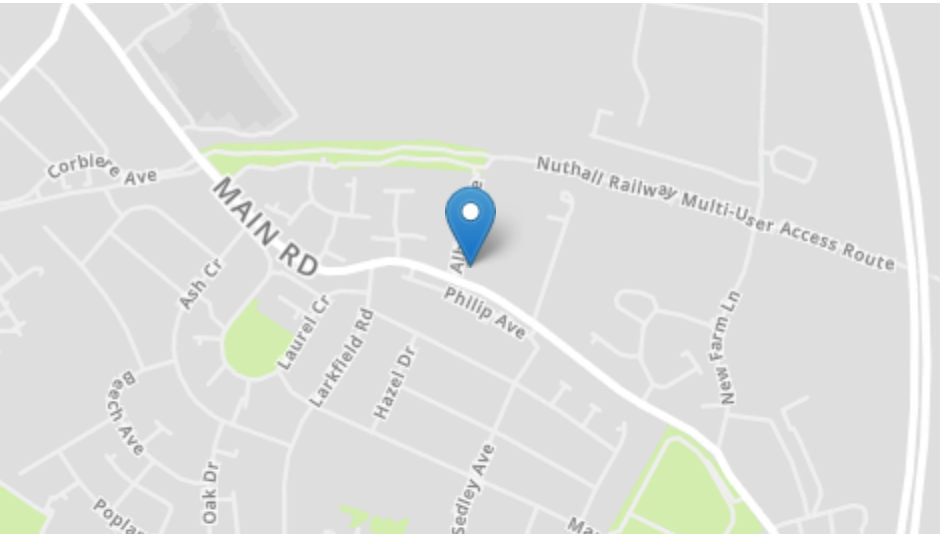
Watnall Road, Nuthall, NG16 1DX

Offers Over £350,000



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	57	80
England, Scotland & Wales		
EU Directive 2002/91/EC		



- 3 Storey Extended End Terrace House
- 4 Bedrooms
- 2 Reception Rooms
- Generous Dining Kitchen
- Downstairs Shower Room & First Floor Bathroom
- Utility Room
- Off Road Parking
- Favoured School Catchments
- Fully Modernised

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 - 28527446

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





\*\*\*PREPARE TO BE WOWED IN WATNALL!\*\*\* A substantially extended and fully modernised four bedroom Victorian end-terraced home, located in this highly regarded location in Nuthall. Benefiting from accommodation over three floors, with two reception rooms, utility, downstairs shower room, plus family bathroom, driveway, and a stunning open plan kitchen/living/diner, perfect for family life and entertaining. Briefly comprising; lounge, dining room, shower room, utility, inner hallway, open plan kitchen/living/diner. To the first floor, two bedrooms and bathroom, and to the second floor, a further two bedrooms. Outside, to the front is a driveway providing off road parking, whilst to the rear is a generous privately enclosed garden. Locations don't come much better than this, for commuters, road links are on your doorstep including the A610 and M1, so access to Nottingham and beyond is easily accessible. Kimberley town centre is a short drive or stroll away where you will find a range of amenities including cafe's, pubs and a supermarket. Favoured schools are in catchment, and are countryside walks in the surrounding villages. This really is a home not to be missed, contact Watsons to arrange a viewing.

Ground Floor

Lounge

4.03m x 3.89m (13' 3" x 12' 9") Entrance door to the front. UPVC double glazed window to the front, feature fireplace, radiator door to the inner hall.

Inner Hall

Stairs to the first floor and door to the dining room.

Dining Room

4.1m x 3.85m (13' 5" x 12' 8") UPVC double glazed window to the side, radiator and doors to the half cellar and inner hall. Feature fireplace.

Inner Hall

Door to the side, door to the utility room and open to the dining / kitchen / family area.

Utility Room

2.58m x 2.56m (8' 6" x 8' 5") A range of matching wall & base unit, work surfaces incorporating an inset sink & drainer unit. Plumbing for washing machine, skylight. Door to the shower room.

Shower Room

2 piece suite comprising WC, shower cubicle with mains fed shower. Radiator and velux window.

Dining / Kitchen / Family Area

7.65m x 3.8m (25' 1" x 12' 6") A range of matching high gloss wall & base units, work surfaces incorporating an inset composite sink & drainer unit. Integrated appliances to include: double electric oven & gas hob with extractor over, fridge freezer and dishwasher. Skylight, radiator, ceiling spotlights, wood effect laminate flooring and aluminium bi folding doors to the rear garden. 4 velux windows.

First Floor

Landing

UPVC double glazed window to the side and doors to bedrooms 1& 4 and family bathroom. Stairs to the second 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.  
Made with Metropix 12/2025

Bedroom 1

3.85m x 3.19m (12' 8" x 10' 6") UPVC double glazed window to the front, sliding door wardrobes and radiator.

Bedroom 4

3.18m x 1.68m (10' 5" x 5' 6") UPVC double glazed window to the rear, wardrobe housing the boiler and radiator.

Bathroom

4 piece suite comprising WC, vanity sink unit, bath and shower cubicle. Heated towel rail.

Second Floor

Landing

Doors to bedrooms 2 & 3.

Bedroom 2

4.02m x 2.85m (13' 2" x 9' 4") UPVC double glazed window to the side, velux window and radiator.

Bedroom 3

4.12m x 3.15m (13' 6" x 10' 4") UPVC double glazed window to the side, velux window and radiator.

Outside

To the front of the property, a block paved driveway provides ample off road parking. The rear garden comprises a paved patio, turfed lawn and is enclosed by timber fencing to the perimeter with gated access to the side and further garden beyond the rear wooden gate.