

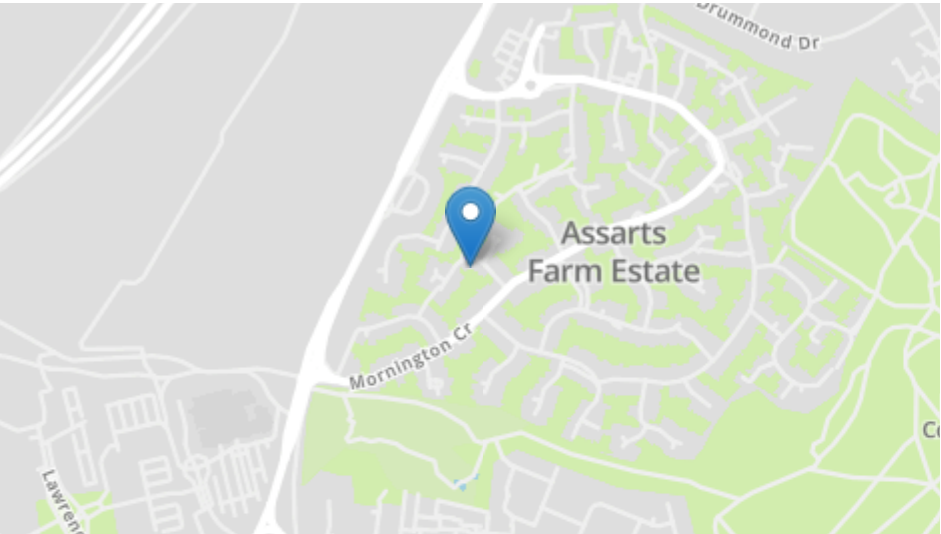
Perivale Close, Nuthall, NG16 1QG

£290,000



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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		
<b>England, Scotland &amp; Wales</b>	72	77
EU Directive 2002/91/EC		

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 - 29132910



- Extended Family Home
- 3 Bedrooms
- 2 Reception Rooms
- Downstairs WC
- Driveway & Garage
- Excellent Public Transport & Road Links
- Favoured School Catchment
- Popular Residential Location

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  
www.watsons-residential.co.uk

0115 938 5577  
8am-8pm - 7days





\*\*\* MORE THAN MEETS THE EYE \*\*\* This 3 bedroom home & has been extended to the rear & would be perfect for buyers looking for a family home. The accommodation comprises of entrance hall, WC, lounge, dining room & recently fitted modern breakfast kitchen. On the first floor, the landing leads to 3 bedrooms & the bathroom. Outside, the well maintained rear garden has a lawn & spacious decking area with feature lighting. A driveway to the side leads to a detached garage. The property is situated on a pleasant cul de sac amongst similar properties on the popular 'Mornington' estate, with amenities including a convenience store, family pub restaurant, doctors surgery & the favoured Mornington primary school, all within walking distance. Key road & transport links including the A610, Junction 26 of the M1 motorway & Phoenix Park Tram Terminus are just a short drive away. Call to book your viewing on 0115 9385577, 8am - 8pm, 7 days.

Ground Floor

Entrance Hall

UPVC double glazed entrance door, stairs to the first floor, doors to lounge and dining room.

Lounge

4.62m x 3.03m (15' 2" x 9' 11") Lead lined uPVC double glazed bay window to the front, built in storage cupboard, ceiling spotlights, radiator & French doors to the rear.

Dining Room

3.05m x 2.38m (10' 0" x 7' 10") Lead lined uPVC double glazed window to the front, porcelain floor tiles with under floor heating, ceiling spotlights, radiator.

Breakfast Kitchen

4.9m x 3.06m (2.49m min) (16' 1" x 10' 0") A range of high gloss wall & base units, work surfaces incorporating a one & a half bowl sink & drainer unit. Integrated appliances to include electric oven & induction hob with extractor over & dishwasher. Plumbing for washing machine, plumbing for an American style fridge freezer, ceiling spotlights, plinth lighting & porcelain flooring with under floor heating. Breakfast bar, storage cupboard, radiator, door to the WC & door to the rear garden. Access to the attic (fully boarded).

WC

WC, floating vanity sink unit, chrome heated towel rail, wall mounted combination boiler, obscured wooden window to the side.

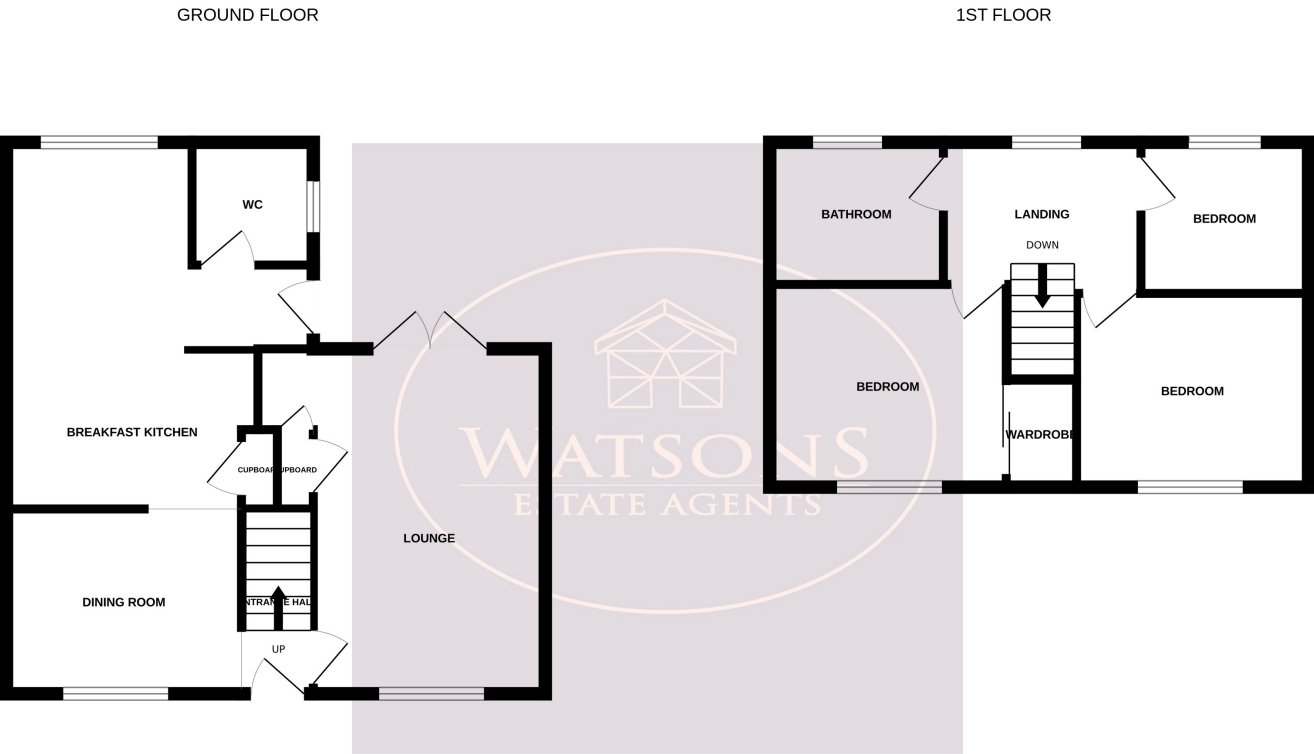
First Floor

Landing

UPVC double glazed window to the rear, ceiling spotlights, radiator. Doors to all bedrooms & bathroom.

Bedroom 1

3.05m x 2.72m (10' 0" x 8' 11") Lead lined uPVC double glazed window to the front, sliding door wardrobe, ceiling spotlights, radiator.



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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Bedroom 2

3.0m x 2.6m (9' 10" x 8' 6") Lead lined uPVC double glazed window to the front, access to the attic (partly boarded), radiator.

Bedroom 3

2.25m x 2.02m (7' 5" x 6' 8") UPVC double glazed window to the rear, ceiling spotlights, radiator.

Bathroom

3 piece suite in white comprising WC, pedestal sink unit & P shaped bath with rainfall effect shower over. Chrome heated towel rail, extractor fan, ceiling spotlights, obscured uPVC double glazed window to the rear.

Outside

The rear garden has a spacious decking area with feature lighting & steps leading to a well tended lawn. The garden is enclosed by timber fencing with side gated access. There is a lawn to the front & side with paving stones leading to the front door. A driveway to the side provides off road parking & leads to a single detached garage.