

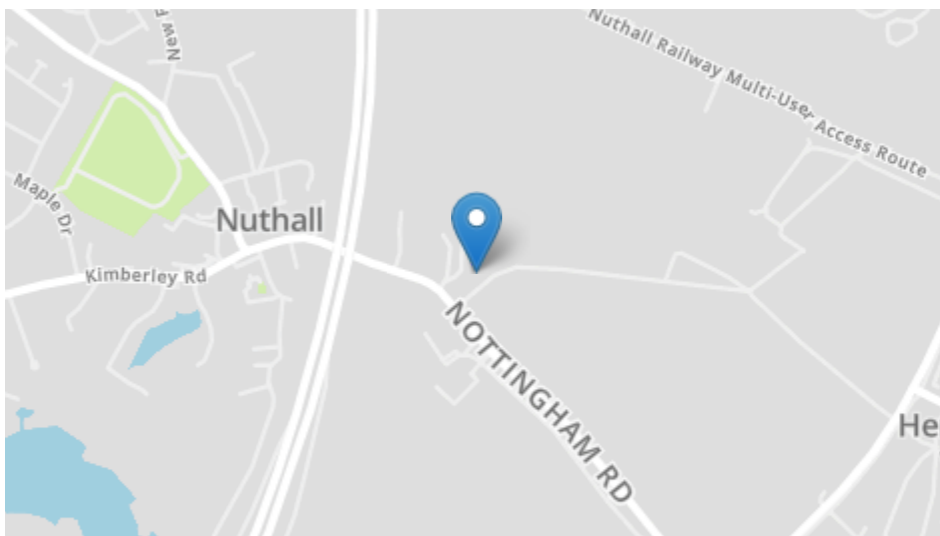
Nottingham Road, Nuthall, NG16 1DH

Offers Over £650,000



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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			
		40	78
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	



- Detached Family Home
- 4 DOUBLE Bedrooms
- 2 Reception Rooms
- Downstairs WC & Utility Room
- En Suite & 5 Piece Family Bathroom
- Private Rear Garden & Driveway
- Oversized Detached Double Garage with Inspection Pit
- Excellent Road & Public Transport Links
- Ease of Access to M1 & A610

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 - 28041830

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





\*\*\* BRACE YOURSELF! \*\*\* If location and plot position are important boxes for you to tick - you NEED to see this! Set back from Nottingham Road, this is one of a small cluster of properties nestled away in a prime spot in Nuthall which enjoys easy access to amenities, tram & M1, as well as favoured school catchments. The property will benefit from some modernisation, but with NO UPWARD CHAIN, there is scope at this price point to make it your own and add value. The accommodation will tick a lot of boxes for families, comprising in brief: a spacious entrance hall which could also be used as a study, downstairs wc, lounge, sitting room, dining kitchen and a separate utility room completing the ground floor. Upstairs, the landing gives access to 4 DOUBLE bedrooms (en suite to primary) and a superb family bathroom with 5 piece suite. Outside, the generous private plot has an exclusive feel, being accessed by a driveway from Nottingham Road which splits into neighbouring homes. This is a particularly desirable location which rarely sees properties in the immediate area come to market - and to top it all off, there is beautiful countryside on the doorstep too! Call our team now to arrange an accompanied viewing.

#### Ground Floor

##### Entrance Hall/Study

5.24m x 2.76m (17' 2" x 9' 1") Wooden entrance door to the front, 2 radiators, stairs to the first floor, under stairs storage, door to the WC and open to the inner hall.

##### WC

Obscured uPVC double glazed window to the rear, WC, pedestal sink unit and radiator.

##### Inner Hall

Stairs to the first floor, doors to the lounge, dining room and sitting room.

##### Lounge

8.77m x 4.16m (28' 9" x 13' 8") 2 uPVC double glazed windows to the front, real flame gas fire, 2 radiators and door to the sitting room.

##### Sitting Room

4.73m x 4.28m (15' 6" x 14' 1") UPVC double glazed window to the side, radiator.

##### Dining Kitchen

5.31m x 3.0m (4.31m max) (17' 5" x 9' 10") A range of matching wall & base units, work surfaces incorporating an inset sink & drainer unit. Integrated appliances to include electric oven, 6 ring gas hob and washing machine. Radiator, uPVC double glazed windows to the rear & side, ceiling beams, tiled flooring. Arched wooden door to the side and door to the utility room.

##### Utility Room

3.53m x 2.67m (11' 7" x 8' 9") A range of matching wall & base units, work surfaces incorporating an inset stainless steel sink & drainer unit. Plumbing for washing machine, tiled flooring. Single glazed wooden window to the rear and wooden French doors to the side.

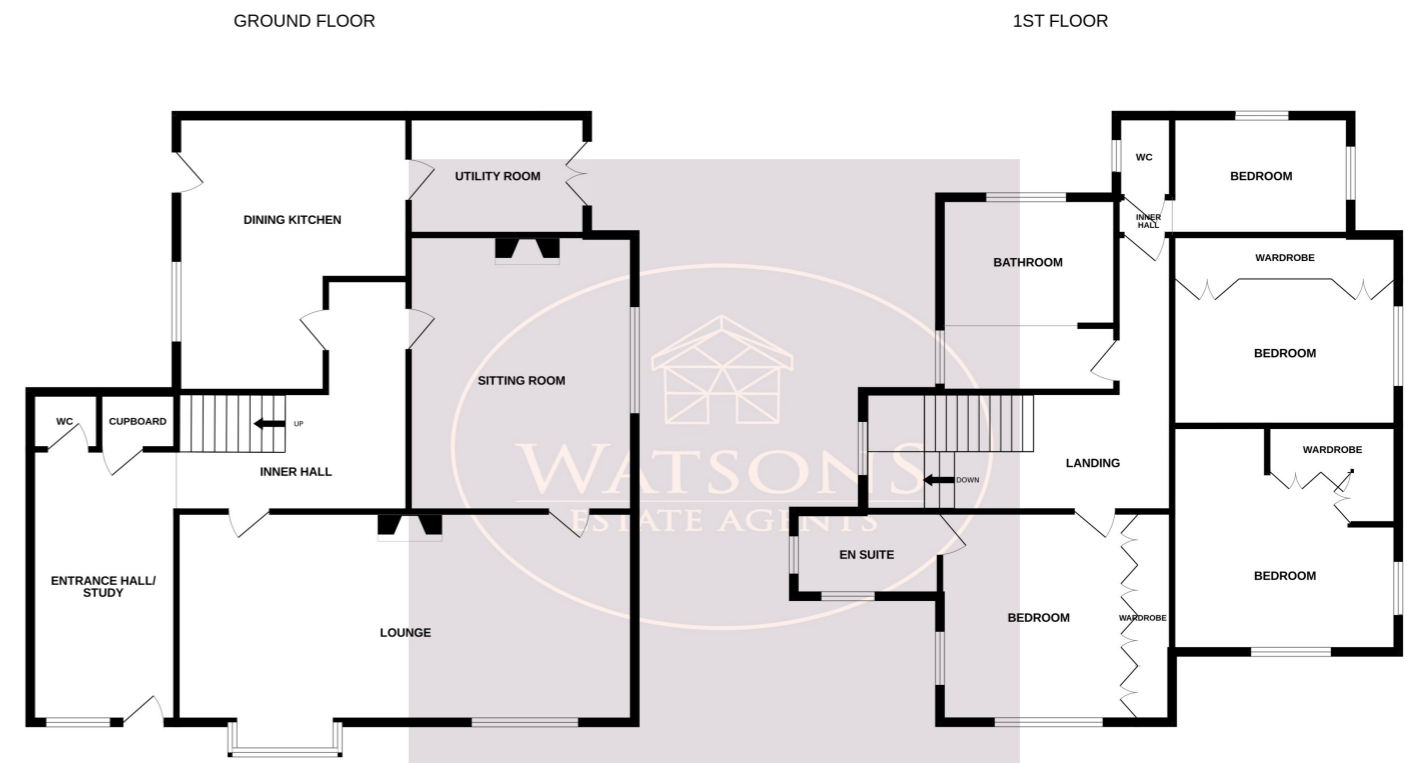
#### First Floor

##### Landing

Obscured wooden double glazed window to the side, built in storage cupboard and doors to primary bedroom, bedrooms 2, & 3 and bathroom. Door to the inner hall.

##### Primary Bedroom

4.04m x 3.32m to the front of the wardrobes (13' 3" x 10' 11") UPVC double glazed windows to the front & side, built in wall to wall wardrobes, radiator and door to the en suite.



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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##### En Suite

3 piece suite comprising WC, pedestal sink unit and part sunken bath. 2 radiators and wooden double glazed windows to the front & side.

##### Bedroom 2

4.156m x 4.13m (13' 8" x 13' 7") UPVC double glazed windows to the front & side, fitted wardrobes radiator.

##### Bedroom 3

4.27m x 3.51m (14' 0" x 11' 6") UPVC double glazed window to the side, fitted wardrobes and radiator.

##### Bathroom

5 piece suite in white comprising WC, vanity sink unit, corner bath, shower cubicle with mains fed shower over and bidet. 2 radiators, uPVC double glazed window to the rear and obscured wooden double glazed window to the side.

##### Inner Hall

Doors to bedroom 4 and en suite WC.

##### Bedroom 4

3.41m x 2.8m (11' 2" x 9' 2") Wooden double glazed windows to the side & rear, radiator, fitted double window and door to the en suite WC.

##### En Suite WC

WC, vanity sink unit, chrome heated towel rail and single glazed wooden obscured window to the side.

##### Outside

To the front of the property is a turfed lawn with feature statue in the centre, paved patio and flower bed borders with a range of mature plants & shrubs. Running alongside the property, a driveway provides ample off road parking leading to an oversized garage split into 2 sections, 1st measuring 5.75m x 5.44m with up & over door, power and attic space, the 2nd measuring 7.56m x 5.35m with inspection pit, up & over door, power and attic space. The front garden and driveway is enclosed by hedge and wrought iron fencing to the perimeter and is secured by decorative wrought iron gates to the front. The rear garden offers an excellent level of privacy and comprises a paved patio, generous turfed lawn, flower bed borders with a range of mature plants & shrubs, timber built shed and is enclosed by hedge and timber fencing to the perimeter.