

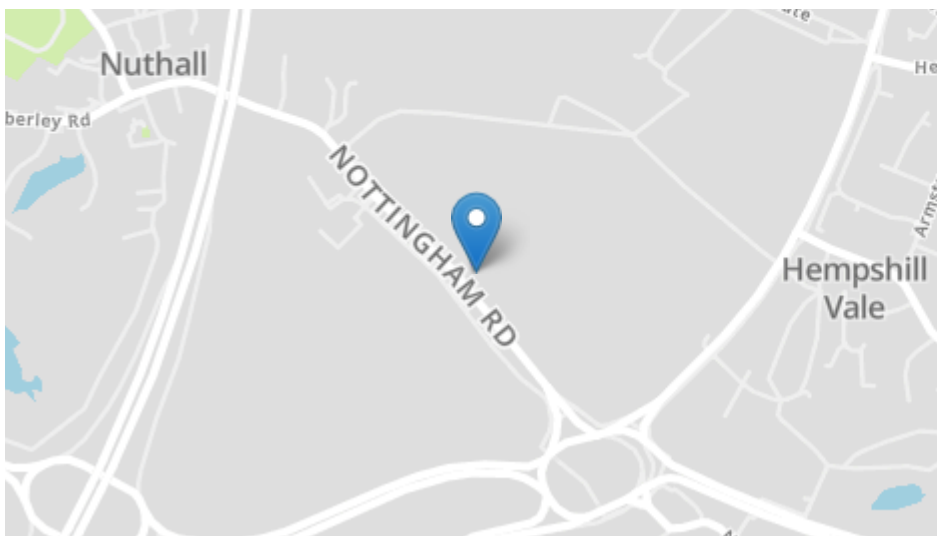
Nottingham Road, Nuthall, NG16 1DN

Offers Over £700,000



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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 - 29358173

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.



- Substantial Detached Family Home
- 6 Bedrooms
- 2 Reception Rooms
- En Suite, Family Bathroom & Downstairs Shower Room
- Ample Off Road Parking
- Self Contained Annex
- Open Views To The Rear
- Excellent Road & Public Transport Links
- Favoured School Catchment

Our Seller says....

40 Main Street, Kimberley, NG16 2LY
www.watsons-residential.co.uk

0115 938 5577
8am-8pm - 7days



*** YOUR FOREVER HOME AWAITS ON NOTTINGHAM ROAD *** A wonderful, substantial detached family home in this sought after position on Nottingham Road in Nuthall. Set across three floors, and boasting six bedrooms, including a self contained annex, stunning open plan dining kitchen, two reception rooms, and a private and mature garden with open country views. Homes like this rarely come to the market, don't miss this opportunity! Briefly comprising; porch, entrance hallway, lounge, dining room, downstairs shower room, open plan dining kitchen. There is also a self contained annex on the ground floor, with a bedroom, shower room and kitchen. To the first floor, three bedrooms, primary with en-suite, and family bathroom. To the second floor, a further two bedrooms. Outside, to the front is a generous driveway providing ample off road parking, whilst to the rear is a beautifully private and mature garden with open views to the countryside beyond. Located on Nottingham Road, the property lies within favoured school catchment, and offers great access to the city and motorway network. The town of Kimberley is close by which provides an array of amenities including shops, cafe's and a supermarket. This really is a superb opportunity for your forever home, contact Watsons to arrange a viewing.

Ground Floor

Porch

Entrance door to the front, uPVC double glazed windows to the front and side. Door with feature stained glass windows to the entrance hall and feature stained glass windows to the side.

Entrance Hall

Radiator, solid wooden flooring, stairs to the first floor and wooden doors to the lounge, dining room and dining kitchen.

Shower Room

3 piece suite in white comprising WC, vanity sink unit and shower cubicle with electric shower. Chrome heated towel rail, tiled flooring and ceiling spotlights.

Lounge

UPVC double glazed bay window to the front, uPVC double glazed window to the side, solid wooden flooring, 2 radiators and and feature fire place with log burner. French doors leading to the rear garden.

Dining Room

4.7m x 3.85m (15' 5" x 12' 8") UPVC double glazed bay window to the front and uPVC double glazed window to the side, solid wooden flooring, radiator and feature fire place with log burner.

Dining Kitchen

7.27m x 7.11m (23' 10" x 23' 4") A range of matching high gloss wall & base units, work surface incorporating an inset sink & drainer unit. Integrated appliances to include: 2 electric ovens, microwave, fridge freezer, wind fridge, washing machine & dishwasher. Breakfast bar with integrated gas hob. 2 velux windows, radiator, wooden door to the cupboard/pantry, wood effect laminate flooring, ceiling spotlights, 2 radiators. UPVC double glazed windows to the rear and side. Bi folding doors to the rear garden with feature uPVC double glazed windows above.

First Floor

Landing

UPVC double glazed window to the front, radiator and wooden doors to all bedrooms and bathroom.

Primary Bedroom

7.1m x 3.78m (23' 4" x 12' 5") UPVC double glazed windows to the front & rear, fitted wall to wall, floor to ceiling wardrobes, wood effect laminate flooring and radiator. Open to the dressing area. Door to the en suite.

En Suite

3 piece suite in white comprising WC, pedestal sink unit and shower cubicle. Obscured uPVC double glazed window to the rear, laminate flooring and chrome heated towel rail.

Bedroom 2

3.9m x 3.83m (12' 10" x 12' 7") UPVC double glazed window to the front, storage cupboard and 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 3

3.81m x 3.43m (12' 6" x 11' 3") UPVC double glazed window to the rear, storage cupboard housing the combination boiler and radiator.

Bathroom

3 piece suite in white comprising WC, pedestal sink unit, bath with shower over, obscured uPVC double glazed window to the rear, laminate flooring, extractor fan and heated towel rail.

Second Floor

Landing

UPVC double glazed window to the rear and wooden doors to bedrooms 4 & 5.

Bedroom 4

UPVC double glazed window to the rear, velux window and radiator. Eaves storage and ceiling spotlights.

Bedroom 5

4.4m x 2.4m (14' 5" x 7' 10") Velux window, storage cupboard and radiator. Eaves storage and ceiling spotlights.

Outside

To the front of the property, a tarmacadam driveway provides off road parking for 8 cars. The driveway is enclosed by privet borders to the perimeter. The rear garden offers a good level of privacy with open views and comprises a paved patio seating area, timber decking seating area with steps down to the generous turfed lawn, gravel beds, wood store, timber built shed, a range of mature trees & shrubs. Feature wooden swings set in a circular pattern. The garden is enclosed by timber fencing to the perimeter with gated access to the side.

Annex

Entrance door to the side leading to the bedroom.
Bedroom 4.0m x 2.5m UPVC double glazed window to the side, access to the attic and door to the storage cupboard. Open to the kitchen and door to the shower room
Shower Room 1.6m x 1.6m Corner shower cubicle and WC.
Kitchen 3.0m max x 2.5m A range of matching base units, solid wood work surfaces incorporating and inset composite sink & drainer unit. Plumbing for washing machine, halogen hob, radiator, wood effect laminate flooring and uPVC double glazed window to the rear.