

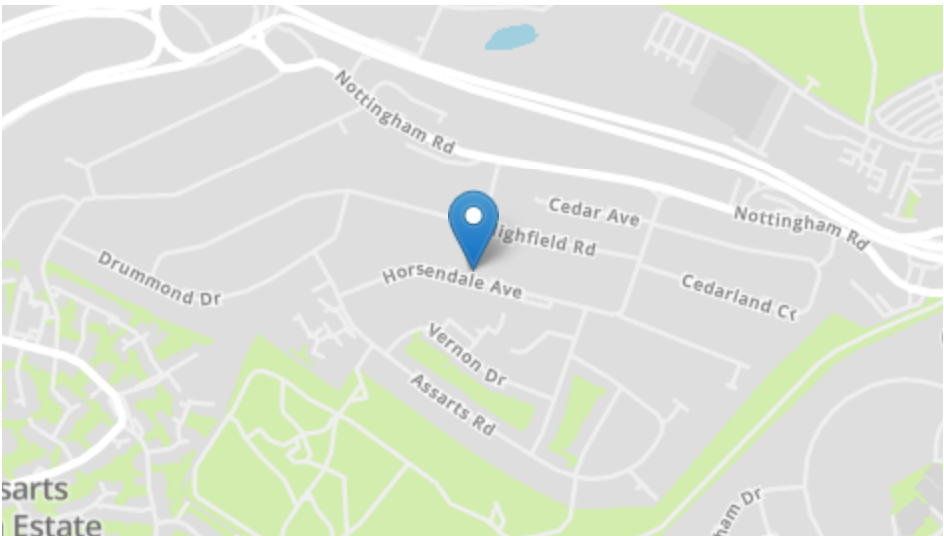
Horsendale Avenue, Nuthall, NG16 1AN

Offers Over £300,000



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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		
	48	84
England, Scotland & Wales		
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 - 25312904



- Extended Detached Family Home
- 3 Bedrooms
- Generous Modern Dining Kitchen / Family Room
- Study
- Downstairs WC & Utility Room
- Off Road Parking
- Sought After Location
- Excellent Road & Public Transport Links
- Favoured School Catchment

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  
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\*\*\* FAMILY FAVOURITE \*\*\* This 3 bed detached home in Nuthall has a great open plan kitchen diner across the rear which overlooks a generous lawned garden and converted a garage provides an additional reception room for those who work from home. With favoured school catchments & excellent transport links, the location is always popular with families. The accommodation has been well maintained and presented, comprising in brief: entrance hall, lounge, study, generous dining kitchen, utility room and WC. Upstairs, the landing leads to 3 bedrooms & family bathroom with 4 piece suite. Outside, a driveway provides ample off road parking to the front, whilst the lawned rear garden is a particularly appealy space which is perfect to enjoy the summer sun. Ideally located on the 'Horsendale' estate in Nuthall, a range of amenities are close by including shops, pubs and excellent transport and commuter links providing access to the city. Call our Kimberley Team to book a viewing 01159385577 Option 1.

Ground Floor

Storm Porch

Composite entrance door to the entrance hall.

Entrance Hall

Ceiling spotlights, radiator, stairs to the first floor, under stairs storage, Karndean flooring and doors to the lounge, dining kitchen and study.

Lounge

5.5m x 3.35m (18' 1" x 11' 0") UPVC double glazed window to the front, Inglenook fireplace with inset wood burner style fire, Karndean flooring.

Study

3.15m x 2.35m (10' 4" x 7' 9") UPVC double glazed window to the front, Karndean flooring with under floor heating.

Dining Kitchen / Family Area

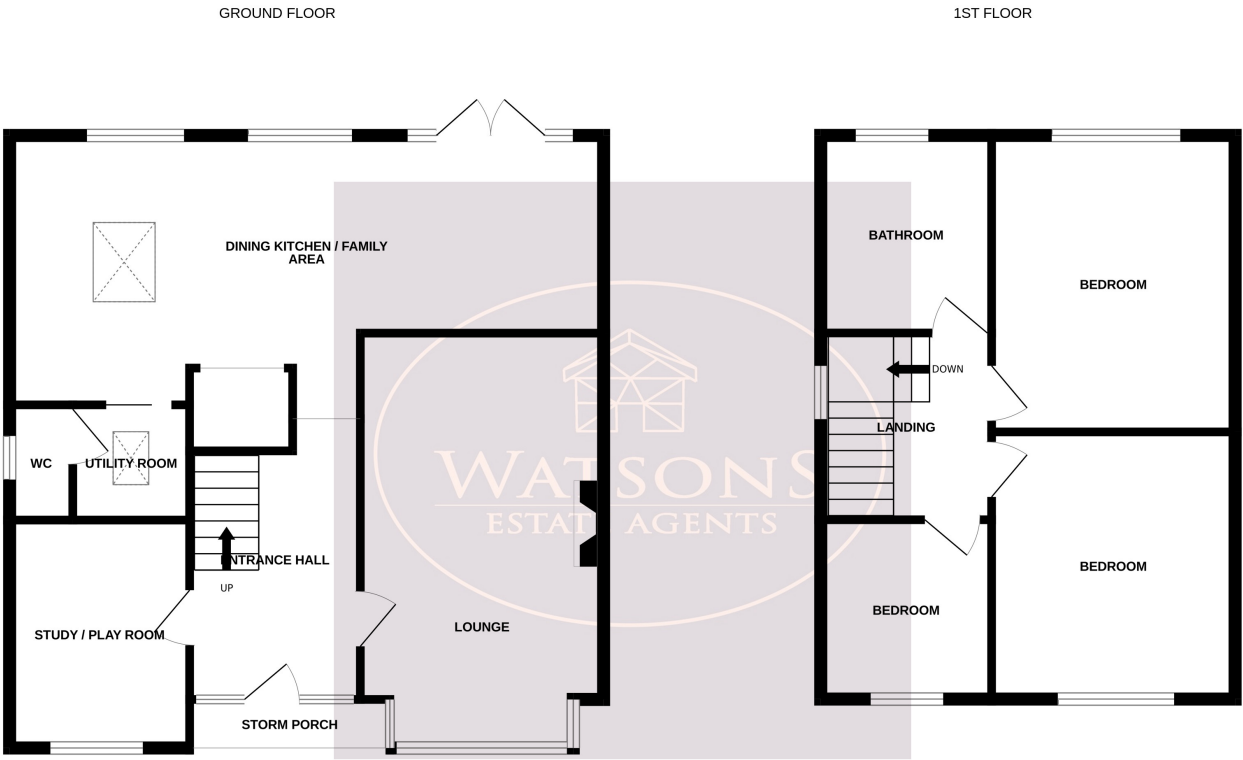
8.18m x 3.28m (reducing to 2.72m into the dining area) (26' 10" x 10' 9") A range of matching wall & base units, quartz work surfaces incorporating an inset sink & drainer unit with instant hot water and filter water tap. Integrated appliances to include: waist height electric oven & induction hob with extractor over, dishwasher and wine fridge. Plumbing for an American style fridge freezer. Breakfast bar, ceiling lantern with full LED strip lighting. Karndean flooring with under floor heating, ceiling spotlights, 2 uPVC double glazed windows to the rear, door to the utility room and French doors to the rear garden.

Utility Room

1.48m x 1.45m (4' 10" x 4' 9") A range of matching wall units, integrated combination boiler, ceiling lantern. Plumbing for a washing machine & tumble dryer, under floor heating and door to the WC.

WC

UPVC double glazed window to the side, WC, wall mounted sink and extractor fan.



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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First Floor

Landing

UPVC double glazed window to the side and doors to all bedrooms and bathroom.

Bedroom 1

3.95m x 3.39m (13' 0" x 11' 1") UPVC double glazed window to the rear, radiator.

Bedroom 2

3.69m x 3.43m (12' 1" x 11' 3") UPVC double glazed window to the front and radiator.

Bedroom 3

2.45m x 2.12m (8' 0" x 6' 11") UPVC double glazed window to the front, radiator. Access to the attic (partly boarded with drop down ladder).

Bathroom

4 piece suite in white comprising WC, pedestal sink unit, freestanding bath with shower hose and shower cubicle with dual effect rainfall shower. Chrome heated towel rail, ceiling spotlights and under floor heating. Obscured uPVC double glazed window to the rear.

Outside

To the front of the property are gravel beds. A block paved driveway provides ample off road parking. Other features include a wall mounted electric car charging point. The rear garden comprises a paved patio seating area, timber decking seating area, railway sleeper flower bed borders with a range of plants & shrubs and 2 external power points. The garden is enclosed by timber fencing to the perimeter with gated access to the side.