

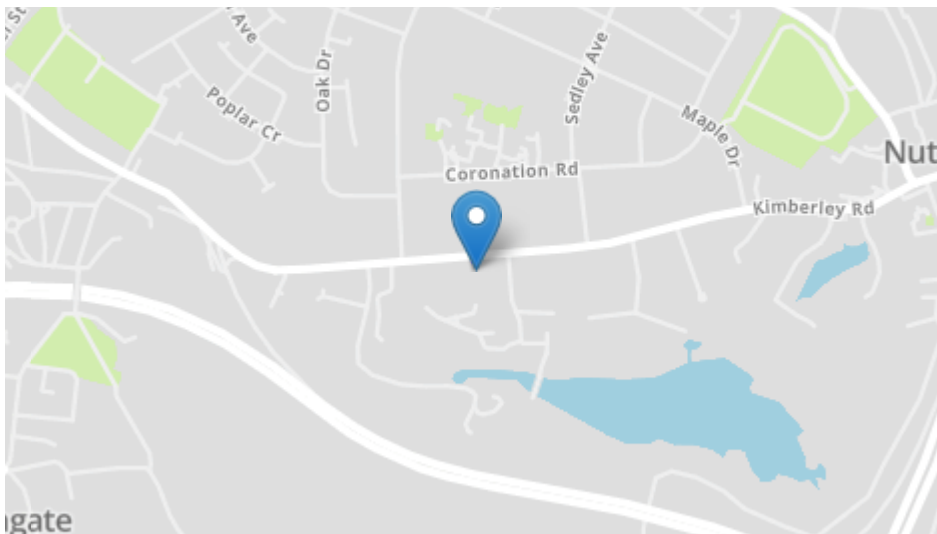
Kimberley Road, Nuthall, NG16 1DD

Guide Price £450,000



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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 - 28456642



- Detached Family Home
- 4 Bedrooms
- En Suite To Master Bedroom
- Downstairs WC & Utility Room
- Open Plan Reception Rooms
- Driveway & Garage
- Large South Facing Rear Garden
- Close to Amenities and Transport Links

Our Seller says....

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

0115 938 5577
8am-8pm - 7days

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.





*** GUIDE PRICE £450,000 - £475,000 *** ** WANT ALL YOUR BOXES TICKED? *** This extended traditional detached has all the features you'd want and need in a family home. The prime location provides easy access to schools, town centre amenities and key roads including the A610 which leads to junction 26 of the M1 motorway. Public transport links are excellent with the Rainbow One bus service running regularly along Kimberley Road and Phoenix Park team terminus just a short drive away. The accommodation comprises in brief; entrance hall, open plan lounge and sitting room, dining room over looking the rear garden, kitchen with breakfast room, separate utility room and downstairs WC. On the first floor the landing leads to the family bathroom and four bedrooms with the primary bedroom benefiting from an en suite bathroom. Outside the generous South facing garden is mainly lawned with a large paved patio area and fencing to the perimeter. To the front of the property a block paved driveway provides ample off road and leads to a single integral garage. For more information or to book your viewing call our team!

Ground Floor

Entrance Hall

Composite entrance door, stairs to the first floor, under stairs storage, heavy duty flooring, radiator and doors to the lounge and breakfast room.

Lounge

4.0m x 3.63m (13' 1" x 11' 11") Traditional cast iron fire with ornate tiling and marble hearth. Radiator, aluminium sliding patio doors to the dining room.

Sitting Room

3.9m x 3.46m (12' 10" x 11' 4") UPVC double glazed bay window to the front, radiator and inset space for fire.

Dining Room

3.30m x 2.58m (10' 10" x 8' 6") Vaulted ceiling with 4 velux windows, 3 uPVC double glazed windows to the side, vertical radiator, French doors to the rear garden and open access to the kitchen

Kitchen

4.28m x 3.28m (14' 1" x 10' 9") A range of matching wall & base units, work surfaces incorporating a one & a half bowl sink & drainer unit. Integrated appliances to include: waist height oven & grill and fridge freezer. Central island with integrated 5 ring hob with extractor over and further cupboard space. Plumbing for dishwasher, radiator, ceiling spotlights, uPVC double glazed window to the rear, open access to the breakfast room and door to the lobby

Breakfast Room

2.73m x 1.98m (8' 11" x 6' 6") Radiator and tiled flooring.

Side Lobby

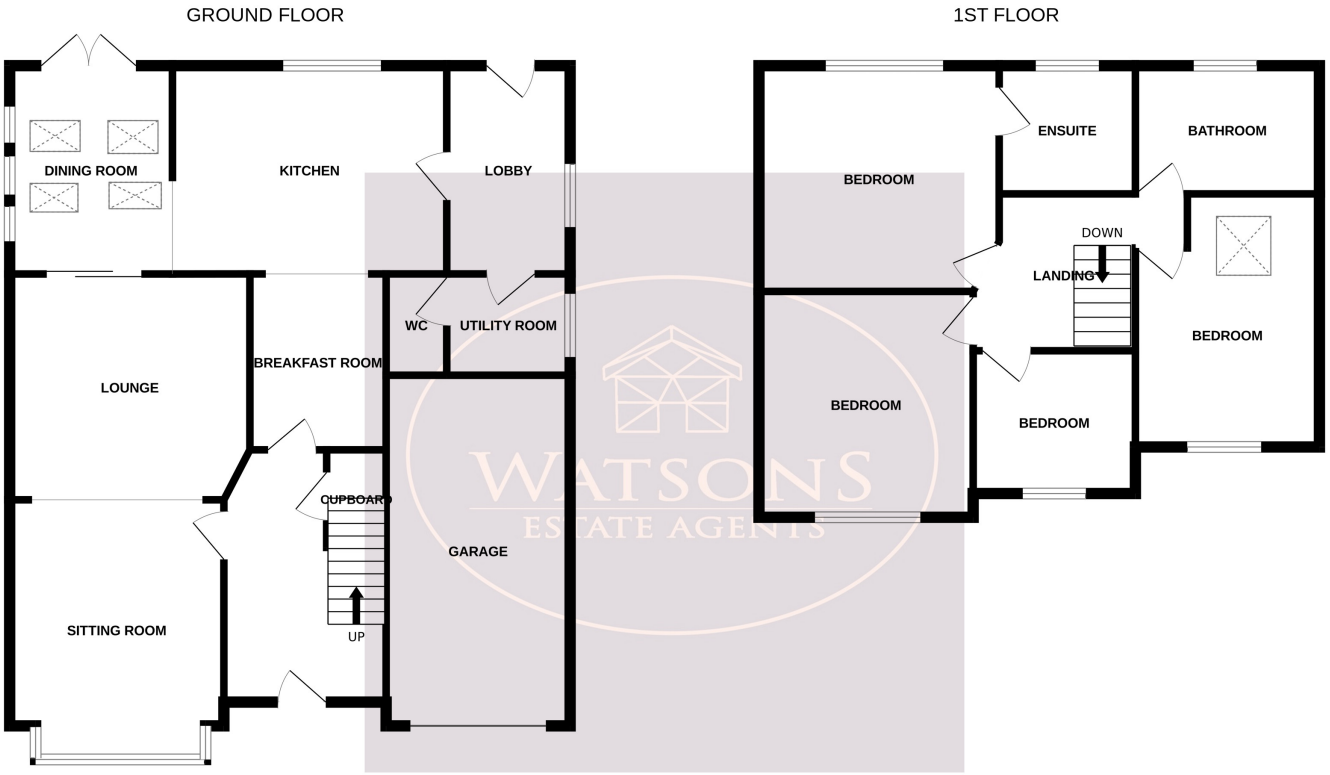
Obscured uPVC double glazed window to the side, radiator and doors to the utility room and rear garden.

Utility Room

1.74m x 1.62m (5' 9" x 5' 4") Wall & base units, work surfaces incorporating a stainless steel sink & drainer unit, plumbing for washing machine, tiled flooring, ceiling spotlights, radiator and door to the WC

WC

WC, wall mounted sink, heated towel rail and ceiling spotlights.



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

Access to the attic (partly boarded and with drop down ladder) and doors to all bedrooms and family bathroom.

Master Bedroom

3.8m x 3.66m (12' 6" x 12' 0") Lead lined uPVC double glazed window to the rear, radiator, fitted wardrobe and door to the en suite.

En Suite

3 piece suite comprising WC, vanity sink unit and bath with shower over. Vertical radiator, ceiling spotlights and obscured uPVC double glazed window to the rear.

Bedroom 2

3.41m x 3.13m (11' 2" x 10' 3") UPVC double glazed window to the front and radiator.

Bedroom 3

3.15m (4.0 m max) x 2.49m (10' 4" x 8' 2") Double height ceiling with 2 velux windows, uPVC double glazed window to the front and radiator.

Bedroom 4

2.56m x 2.0m (8' 5" x 6' 7") UPVC double glazed window to the front and radiator.

Bathroom

3 piece suite in white comprising WC, pedestal sink unit and bath with electric shower over. Tiled flooring, ceiling spotlights, chrome heated towel rail and obscured uPVC double glazed window to the rear.

Outside

To the front of the property is a paved driveway offering ample parking, leading to an integral garage with roll up door, power and housing the wall mounted Worcester Bosch combination boiler. The front is enclosed by wall and timber fence borders with open access to the front. The rear garden comprises of a paved patio areas, well tended lawn with plant and shrub borders and a covered pergola. Further features include a timber shed, 2 outside taps and power point. The garden is enclosed by hedge and timber fencing with gated side access.