

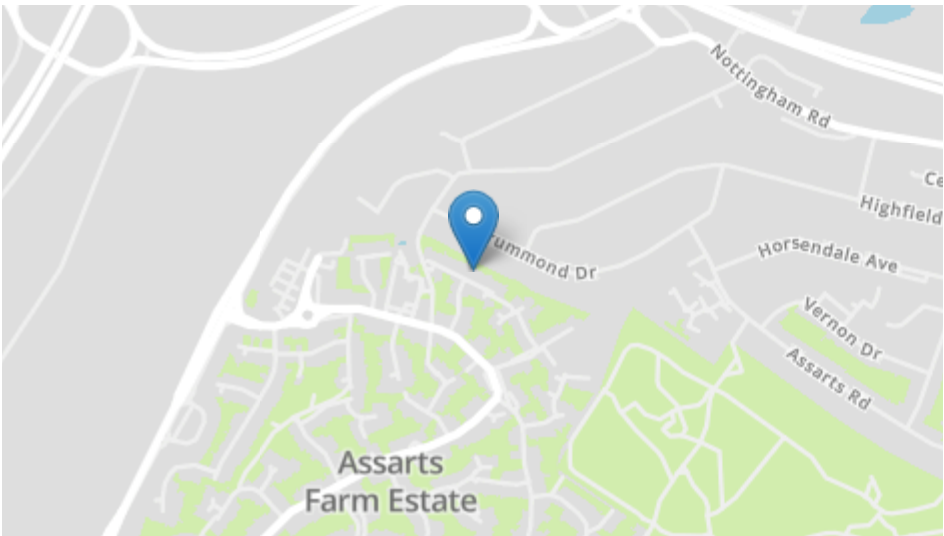
Hammersmith Close, Nuthall, NG16 1PZ

£360,000



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	81	82
EU Directive 2002/91/EC		



- Detached Family Home
- 4 bedrooms
- 2 Reception Rooms
- Newly Fitted Kitchen
- Conservatory
- En Suite & Family Bathroom
- Garage & Driveway
- South Facing Garden
- Popular Cul De Sac Location
- Favoured School Catchment

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 - 29538374

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



*** Positioned on a quiet cul de sac in the popular 'Momington' area of Nuthall, this extended 4 bedroom detached home will tick a number of boxes for a number of buyers. The accommodation in brief comprises: entrance hallway, downstairs WC, open plan lounge and dining area, dining kitchen and conservatory. On the first floor the landing leads to the master bedroom with en suite shower room, two further double bedrooms, a single bedroom & the family bathroom with modern three piece suite. Outside, a driveway & garage provide ample off street parking and the pleasant, low maintenance rear garden is south facing. This location also has the benefit of a favoured primary school, medical centre & pharmacy, convenience store and a pub/restaurant all within walking distance. This property is presented to a high standard and well worth a look in person. Call Watsons 8am-8pm to book your viewing.

Ground Floor

Entrance Hall

Composite entrance door, solid oak flooring, stairs to first floor, radiator. Door to WC & lounge.

WC

WC, pedestal sink unit, obscured uPVC double glazed window to the front, radiator.

Lounge

4.7m x 3.7m (15' 5" x 12' 2") UPVC double glazed bay window to the front, real flame gas fire with fireplace surround, solid oak flooring, radiator. Open plan through to dining area.

Dining Area

3.11m x 2.59m (10' 2" x 8' 6") Solid oak flooring, radiator. French doors to the conservatory & door to dining kitchen.

Conservatory

3.27m x 2.48m (10' 9" x 8' 2") Brick & uPVC construction with tinted glass roof. Solid wood flooring and French doors to the rear garden.

Dining Kitchen

4.6m x 3.51m (15' 1" x 11' 6") A range of matching wall & base units, work surfaces incorporating a stainless steel sink & drainer unit, integrated appliances to include: double waist height electric oven & gas hob with extractor over and dishwasher. Breakfast bar, under stairs storage, tiled flooring, 2 x uPVC double glazed windows to the rear. Door to the side.

First Floor

Landing

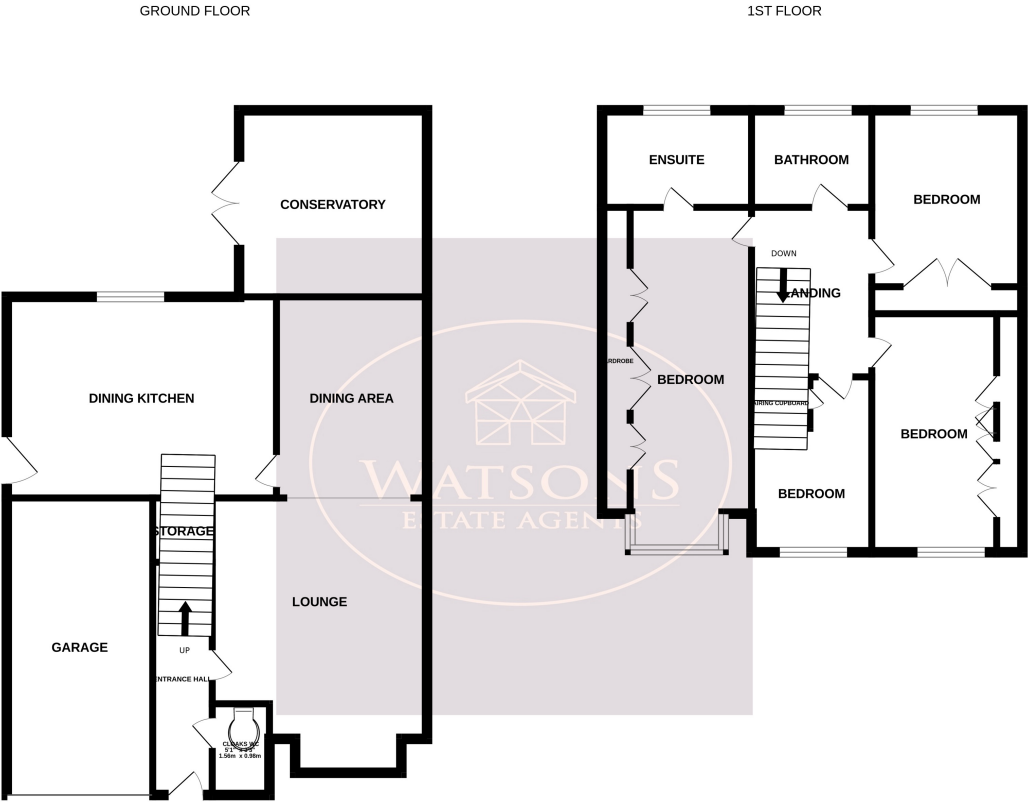
Doors to bedrooms & bathrooms.

Primary Bedroom

6.68m x 2.46m (21' 11" x 8' 1") UPVC double glazed window to the front, ceiling spotlights & integrated air conditioning unit. Recently fitted furniture, Alesgo flooring, access to attic (fully boarded), radiator. Door to en suite.

En Suite

WC, floating vanity sink unit & walk in shower with dual rainfall effect shower. Chrome heated towel rail, slate tiled flooring with underfloor heating, feature slate wall tiling, ceiling spotlights, obscured uPVC double glazed window to the rear.



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

3.63m x 2.8m (11' 11" x 9' 2") UPVC double glazed window to the rear, fitted sliding door wardrobes with matching drawers, access to attic (fully boarded), radiator. Alesgo flooring.

Bedroom 3

3.61m x 2.53m (11' 10" x 8' 4") UPVC double glazed window to the front, radiator. Alesgo flooring and recently fitted high gloss fitted wardrobes.

Bedroom 4

2.7m reducing to 2.02m x 2.04m (8' 10" x 6' 8") UPVC double glazed window to the front, wood effect laminate flooring, over stair storage cupboard, radiator

Bathroom

3 piece suite in white comprising WC, pedestal sink unit & shower cubicle. Chrome heated towel rail, slate tiled flooring with underfloor heating, obscured uPVC double glazed window to the rear.

Outside

Outside

To the front of there is a driveway providing off road parking and leading to a single garage with an up and over door. The garage has plumbing for washing machine & houses the wall mounted combination boiler. Gated side access leads to the South facing rear garden which has a paved patio area, lawn, flower bed borders with a range of plants & shrubs, two sheds and an outside tap. The perimeter of the rear garden is enclosed by timber fencing. The property also benefits from solar panels which are owned outright and are included within the sale of the property.

Agents Note

The seller has provided us with the following information: The solar panels currently generate an income of approximately £700 per annum in addition to savings on their electricity usage.