

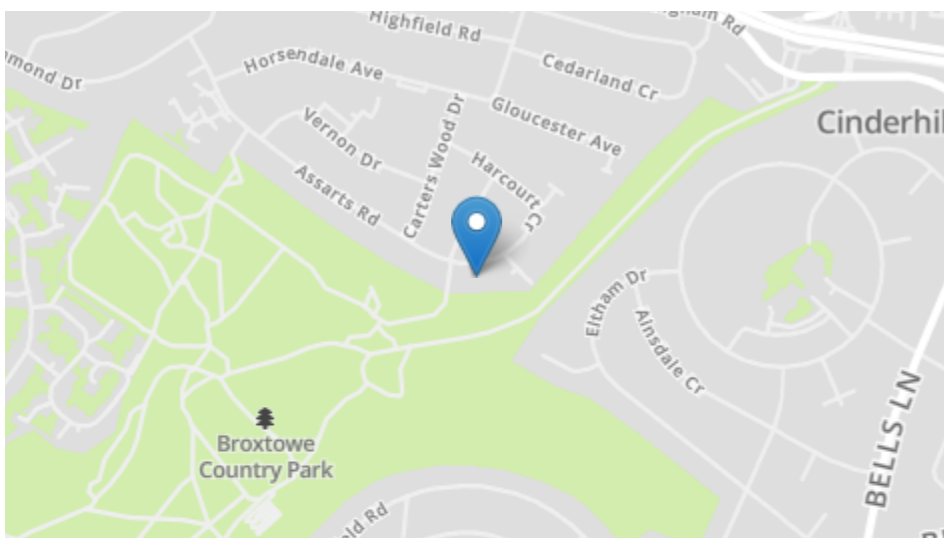
Harcourt Crescent, Nuthall, NG16 1AZ

£230,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<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			
<b>England, Scotland &amp; Wales</b>			
		67	82
		EU Directive 2002/91/EC	



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 Call us on 0115 938 5577  
 Our lines are open 8am - 8pm  
 7 Days a week  
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 mail@watsons-residential.co.uk  
 Ref - 19708980

Our Seller says....

- Link Detached Family Home
- 3 Bedrooms
- Open Plan Kitchen & Dining Area
- Separate Study/Play Room
- Off Road Parking
- Private Rear Garden
- Favoured School Catchment
- Excellent Road & Public Transport Links Including Tram

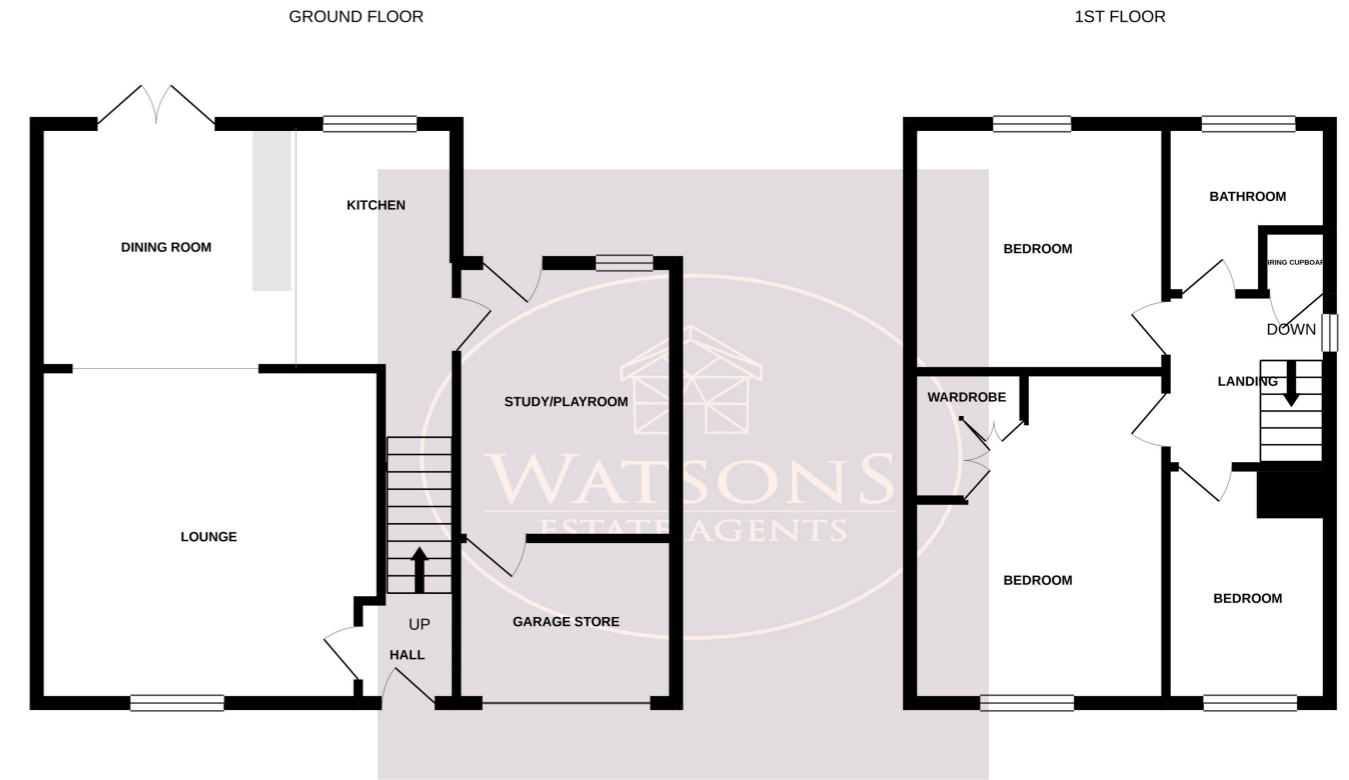
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40 Main Street, Kimberley, NG16 2LY  
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate 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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\*\*\* A PLACE TO CALL HOME \*\*\* This link detached house is located in a quiet cul-de-sac on the ever popular Horsendale and Cedarland estate. The accommodation is well presented throughout and comprises in brief; entrance hall, lounge, open plan kitchen and dining area with access to a separate study/playroom. On the first floor, the landing leads to three bedrooms and the bathroom which is fitted with a modern white suite. Outside, the rear garden is a key selling feature of this family home and consists of a lawn section and an elevated decking area which enjoys an excellent level of privacy and a has stunning woodland outlook. To the front of the property, a driveway provides off road parking and leads to a garage store, ideal for bikes and play equipment. Harcourt Crescent is close to a number of amenities including primary schools, family pub restaurants and convenience stores. Nearby road & transport links include bus stops serviced by the Rainbow One, Phoenix Park tram terminus and the A610 - which leads to Junction 26 of the M1. For more information or to book your viewing call our team.

## Ground Floor

### Entrance Hall

Entrance door, stairs to the first floor, wood effect laminate flooring, radiator and door to the lounge.

### Lounge

4.3m x 3.97m (14' 1" x 13' 0") UPVC double glazed window to the front, wood effect laminate flooring, brick built chimney breast, inset real flame gas fire, radiator and open plan to the dining area.

### Dining Area

3.18m x 2.38m (10' 5" x 7' 10") Wood effect laminate flooring, radiator, French doors to the rear garden and open plan to the kitchen.

### Kitchen

3.19m x 2.45m (10' 6" x 8' 0") A range of matching high gloss wall & base units, work surfaces incorporating a sink & drainer unit. Integrated appliances to include: electric oven & gas hob with extractor over and dishwasher. Radiator, under stair recess, uPVC double glazed window to the rear and door to the study/playroom.

### Study/Playroom

3.47m x 2.73m (11' 5" x 8' 11") Wood effect laminate flooring, radiator, ceiling spotlights, door to the garage store and door to the rear garden.

## First Floor

### Landing

Access to the attic, uPVC double glazed window to the side, radiator, airing cupboard housing the combination boiler and doors to all bedrooms and bathroom.

### Bedroom 1

4.39m x 2.77m (14' 5" x 9' 1") UPVC double glazed window to the front, fitted wardrobes and radiator.

### Bedroom 2

3.26m x 2.78m (10' 8" x 9' 1") UPVC double glazed window to the rear and radiator.

### Bedroom 3

3.25m x 2.24m (10' 8" x 7' 4") UPVC double glazed window to the front and radiator.

### Bathroom

3 piece suite in white comprising WC, floating sink and bath with dual rainfall effect shower over. Chrome heated towel rail, ceiling spotlights, extractor fan and obscured uPVC double glazed window to the rear.

### Outside

To the front of the property is a small lawn and a driveway providing off road parking and leading to the garage store. The rear garden enjoys an excellent level of privacy and comprises of an elevated decking area with a stunning woodland outlook which comes to life throughout the summer months. Steps lead to a paved patio area and a lawn sectioned by a picket fence. The garden is enclosed by timber fencing.

### Garage Store

2.9m x 2.04m (9' 6" x 6' 8") Up & over door and power.