

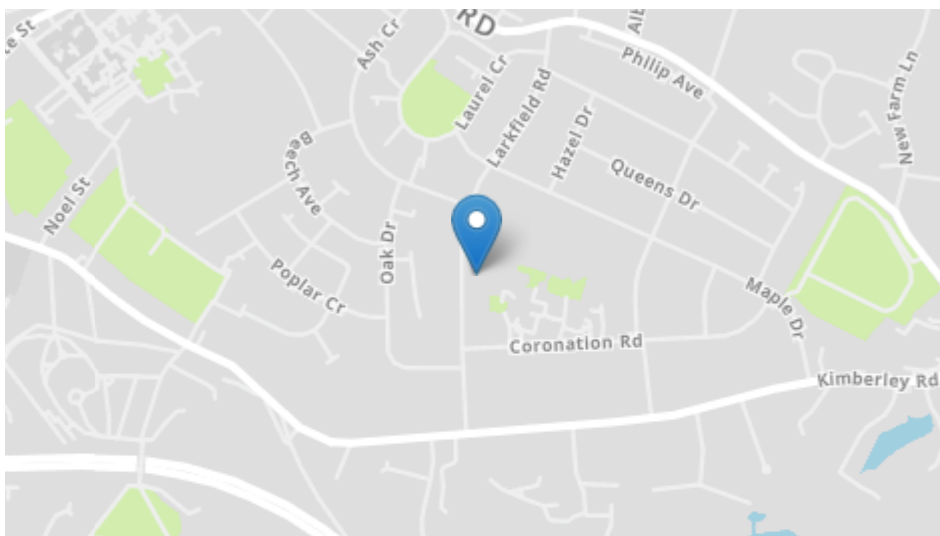
Larkfield Road, Nuthall, NG16 1ET

Offers Over £200,000



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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			
		69	83
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	



- Semi Detached Family Home
- 2 Double Bedrooms
- Conservatory
- Newly Fitted Shower Room
- Downstairs WC
- Driveway & Garage
- Private Rear Garden
- Excellent Road & Public Transport Links

Our Seller says....

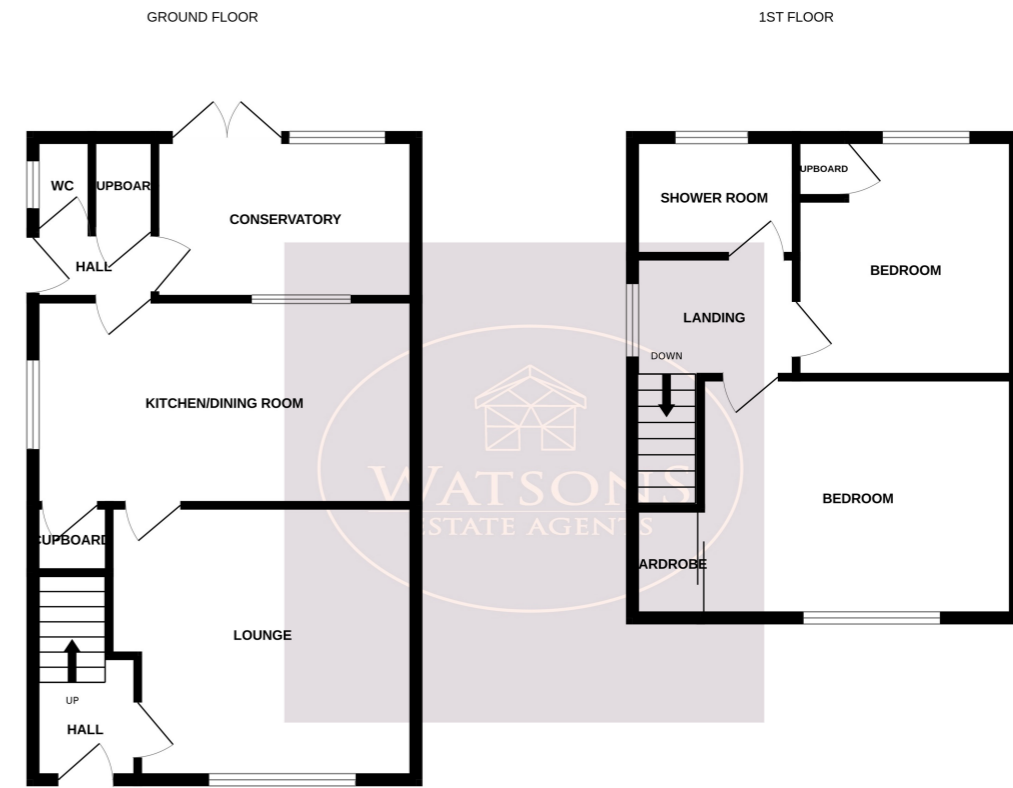
want to view?  
 Call us on 0115 938 5577  
 Our lines are open 8am - 8pm  
 7 Days a week  
 or email  
 mail@watsons-residential.co.uk  
 Ref - 26390930

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.



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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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\*\*\* CALLING ALL FIRST TIMERS & DOWN-SIZERS \*\*\* IT'S ALL ABOUT THE LOCATION \*\*\* Located in an area highly sought after for its schools and amenities, this semi detached house would suit a first timer, down-sizer or a young family starting on the ladder. The property in brief comprises to the ground floor entrance hall, lounge, open plan kitchen/ dining room, rear hall, ground floor w/c and conservatory. To the first floor landing giving access to two double in size bedrooms and a three piece shower room. To the outside a front garden with driveway providing off road parking and giving access to the detached garage, to the rear an enclosed garden. The favoured location is within walking distance to Larkfields School & Basil Russell playing fields and the amenities of Kimberley Town Centre are just 1 mile away. Nearby road & transport links include Trent Barton bus services, NET Tram & easy access to the A610, which leads to Junction 26 of the M1 motorway.

## Ground Floor

### Entrance Hall

UPVC double glazed door to the front, stairs to the first floor and door to the kitchen.

### Lounge

4.24m x 3.8m (13' 11" x 12' 6") UPVC double glazed window to the front, feature fire place and door to the dining kitchen.

### Dining Kitchen

5.61m x 2.8m (18' 5" x 9' 2") A range of matching wall & base unit, work surfaces incorporating a sink & drainer unit. Plumbing for washing machine, space for cooker. Radiator, storage cupboard. UPVC double glazed windows to the side and rear. Door to the rear lobby.

### Rear Lobby

Doors to the conservatory, WC, storage cupboard and door to the side leading to the driveway.

### WC

WC and obscured uPVC double glazed window to the side.

### Sun Room

3.53m x 2.16m (11' 7" x 7' 1") UPVC double glazed windows, tiled flooring and French doors leading to the rear garden.

## First Floor

### Landing

UPVC double glazed window to the side, access to the attic and doors to both bedrooms and shower room.

### Bedroom 1

4.37m plus recess x 3.31m (14' 4" x 10' 10") UPVC double glazed window to the front, radiator and fitted wardrobes.

### Bedroom 2

3.33m x 3.02m (10' 11" x 9' 11") UPVC double glazed window to the rear, storage cupboard and radiator.

### Shower Room

3 piece suite in white comprising WC, pedestal sink unit and shower cubicle. Chrome heated towel rail, radiator and obscured uPVC double glazed window to the rear.

### Outside

To the front of the property is a generous turfed lawn. A paved and concrete driveway running alongside the property provides ample off road parking and leads to the detached single garage with up & over door. The rear garden offers a good level of privacy and comprises a paved patio, turfed lawn and is enclosed by hedge and timber fencing to the perimeter.