

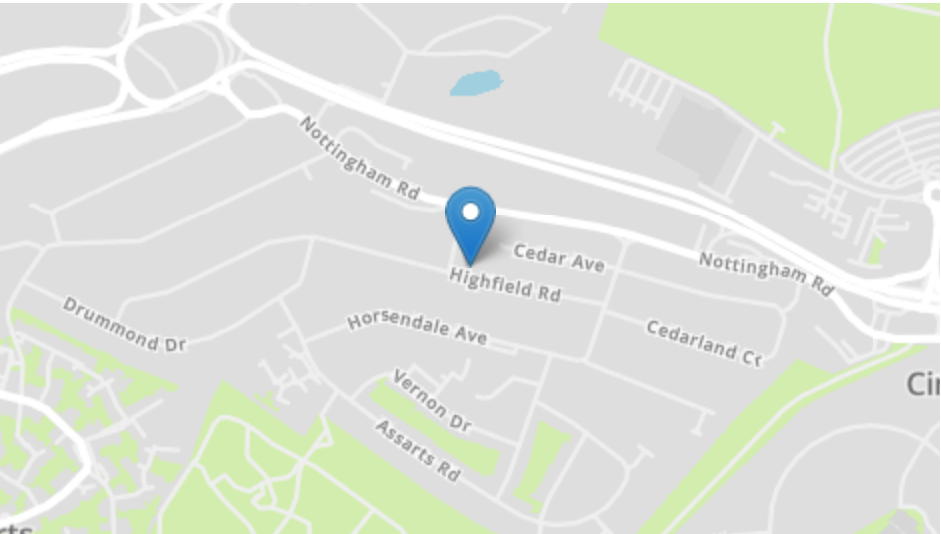
Highfield Road, Nuthall, NG16 1BS

Guide Price £300,000



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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	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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 - 29559948



- Extended Detached Family Home
- 3 Bedrooms
- 2 Reception Rooms
- Generous Dining Kitchen
- Downstairs WC
- Private Rear Garden
- Off Road Parking & Garage
- Ease of Access to A610 & M1
- In need of some Modernisation
- No Upward Chain

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.



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*** GUIDE PRICE £300,000 - £325,000 *** CREATE YOUR PERFECT FOREVER HOME ON HIGHFIELD ROAD *** This much loved, extended, detached family home lies in this sought after position on the 'Horsendale' estate in Nuthall. Features include two reception rooms, a downstairs WC, garage, a private rear garden, and is brought to the market with no upward chain. The property would benefit from some general modernisation, however offers a wonderful opportunity to make your perfect family home. Briefly comprising; entrance porch, hallway, lounge, dining room, dining kitchen, rear lobby, downstairs WC. To the first floor, three bedrooms, bathroom, and separate WC. Outside, to the front is a driveway providing off road parking, along with a garage, and to the rear is a privately enclosed garden. Location is everything here, with favoured schools on your doorstep, along with excellent transport links with easy access into Nottingham and beyond. The surrounding town of Kimberley provides further shops and amenities. Contact Watsons to arrange a viewing.

Ground Floor

Porch

UPVC double glazed door to the front, uPVC double glazed windows to the front and above, door to the entrance hall.

Entrance Hall

Stairs to the first floor, radiator and doors to the lounge, dining room and dining kitchen.

Lounge

4.8m x 3.6m (15' 9" x 11' 10") Radiator and sliding patio door to the rear garden. Sliding doors to the dining room.

Dining Room

3.90m x 3.74m (12' 10" x 12' 3") UPVC double glazed bay window to the front, radiator.

Dining Kitchen

5.02m x 3.08m (16' 6" x 10' 1") A range of matching wall & base units, work surfaces incorporating and inset one & a half bowl stainless steel sink & drainer unit. Integrated double electric oven. Breakfast bar with integrated hob. Plumbing for washing machine, tumble dryer and dishwasher. Radiator, 2 uPVC double glazed windows to the rear. Door to the pantry. Door to the rear lobby.

Rear Lobby

Door to the WC and door to the side leading to the rear garden.

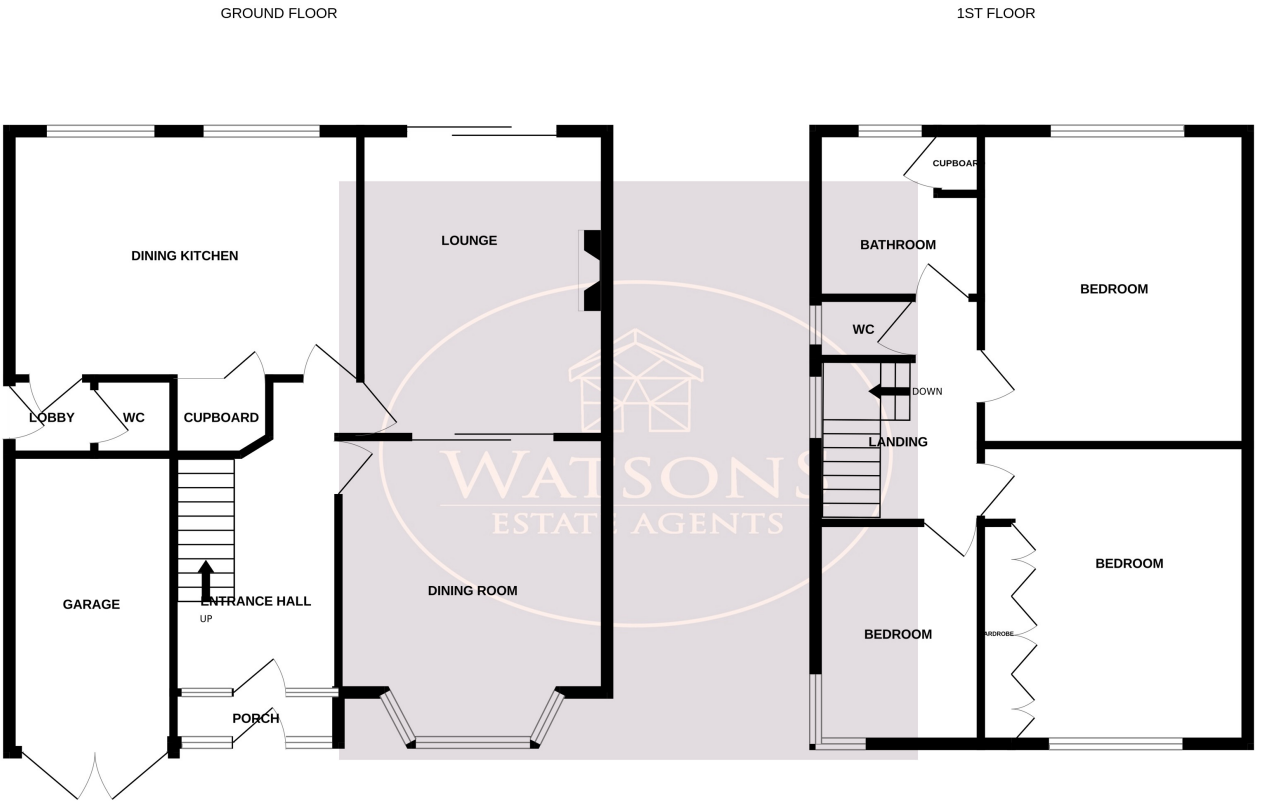
WC

WC, pedestal sink unit and radiator.

First Floor

Landing

UPVC double glazed window to the side, access to the attic and doors to all bedrooms, bathroom and WC.



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 1

4.83m x 3.6m (15' 10" x 11' 10") UPVC double glazed window to the rear, fitted wall to wall, floor to ceiling wardrobes and radiator.

Bedroom 2

4.25m x 3.62m (13' 11" x 11' 11") UPVC double glazed window to the front, fitted wall to wall, floor to ceiling wardrobes and radiator.

Bedroom 3

3.42m x 2.48m (11' 3" x 8' 2") UPVC double glazed window to the front and radiator.

Bathroom

2 piece suite comprising pedestal sink unit and bath with shower over. Exposed wooden flooring, radiator, airing cupboard housing the combination boiler. Obscured uPVC double glazed window to the rear.

WC

WC and obscured uPVC double glazed window to the side.

Outside

To the front of the property, a tarmacadam driveway provides ample off road parking leading to the integral garage with double wooden doors to the front and power. The rear garden offers a good level of privacy and comprises a paved patio seating area, turfed lawn, flower bed borders with a range of plants & shrubs and is enclosed by timber fencing to the perimeter with gated access to the side.

Agents Note

The seller has provided us with the following information: the boiler is around 9 years old and is located in the bathroom. It was last serviced in October 2024.