

Mornington Crescent, Nuthall, NG16 1QQ

Offers Over £550,000

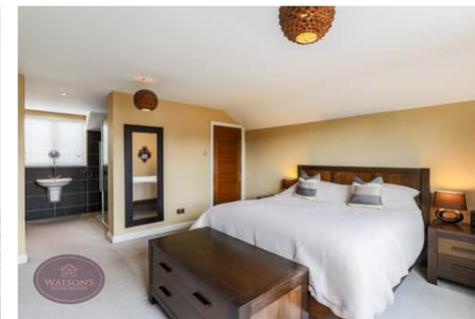


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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		72	77
England, Scotland & Wales		EU Directive 2002/91/EC	



Our Seller says....

- Extended Detached Family Home
- 4 Bedrooms Plus Dressing Room/Study
- 2 Reception Rooms
- Downstairs WC & Utility Room
- 2 En Suites & Family Bathroom
- Secure Off Road Parking & Double Garage
- South Facing Rear Garden
- Ease of Access To M1 & A610
- Favoured School Catchment

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 - 30113213

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



*** MORNINGTON MAGIC! *** Something a bit special on Mornington Crescent. A vastly improved and extended four/five bedroom detached family home located in this well regarded development in Nuthall. Space for all the family, features include two reception rooms, a utility, two en-suites, a generous double garage, driveways to front and rear, and a private south-facing rear garden with secure gates. Briefly comprising; entrance hallway, downstairs WC, generous lounge, dining room, kitchen, utility, access to the integral double garage. To the first floor, four bedrooms, two with en-suites, a study/dressing room off the primary suite, and shower room. Outside, to the front is a lawned garden area and driveway providing ample off road parking, whilst to the rear is a privately enclosed south-facing garden with electric gates and a further driveway, also giving access to the double garage. The Mornington estate offers excellent commuter links, lying in close proximity to the M1 and A610, meaning access to the city and beyond is within easy reach. There is a well regarded restaurant and pub close by, along with the surrounding town of Kimberley for further amenities, along with favoured schools. Homes of this standard rarely come to the market. Contact Watsons to arrange a viewing.

Ground Floor

Storm Porch

UPVC double glazed door to the entrance hall.

Entrance Hall

UPVC double glazed window to the front with integrated shutter blinds, stairs to the first floor, understairs storage, ceiling spotlights and radiator. Solid wood & glazed French doors to the lounge. Solid wooden doors to the WC, breakfast kitchen and dining room. UPVC double glazed door to the rear garden.

WC

UPVC double glazed window to the rear with integrated shutter blinds, WC, vanity sink unit, chrome heated towel rail and ceiling spotlights.

Lounge

6.45m x 3.58m (21' 2" x 11' 9") UPVC double glazed window to the front with integrated shutter blinds, radiator, feature fire place and uPVC double glazed French doors with integrated shutter blinds to the rear garden.

Dining Room

3.8m x 3.47m (12' 6" x 11' 5") UPVC double glazed window to the front with integrated shutter blinds, radiator, wood effect laminate flooring.

Breakfast Kitchen

3.76m x 3.47m (12' 4" x 11' 5") A range of matching wall & base units, work surfaces incorporating an inset composite sink & drainer unit. Integrated appliances to include: waist height double electric oven & 4 ring gas hob with extractor over, microwave, fridge freezer and dishwasher. Breakfast bar, wood effect laminate flooring, ceiling spotlights, radiator, heated towel rail and uPVC double glazed window to the rear.

Utility Room

3.39m x 2.67m (11' 1" x 8' 9") A range of matching wall & base units, work surfaces incorporating an inset composite sink & drainer unit. Plumbing for washing machine & tumble dryer, integrated fridge freezer. Ceiling spotlights, radiator, uPVC double glazed door to the rear garden and solid wooden door to the garage.

First Floor

Landing

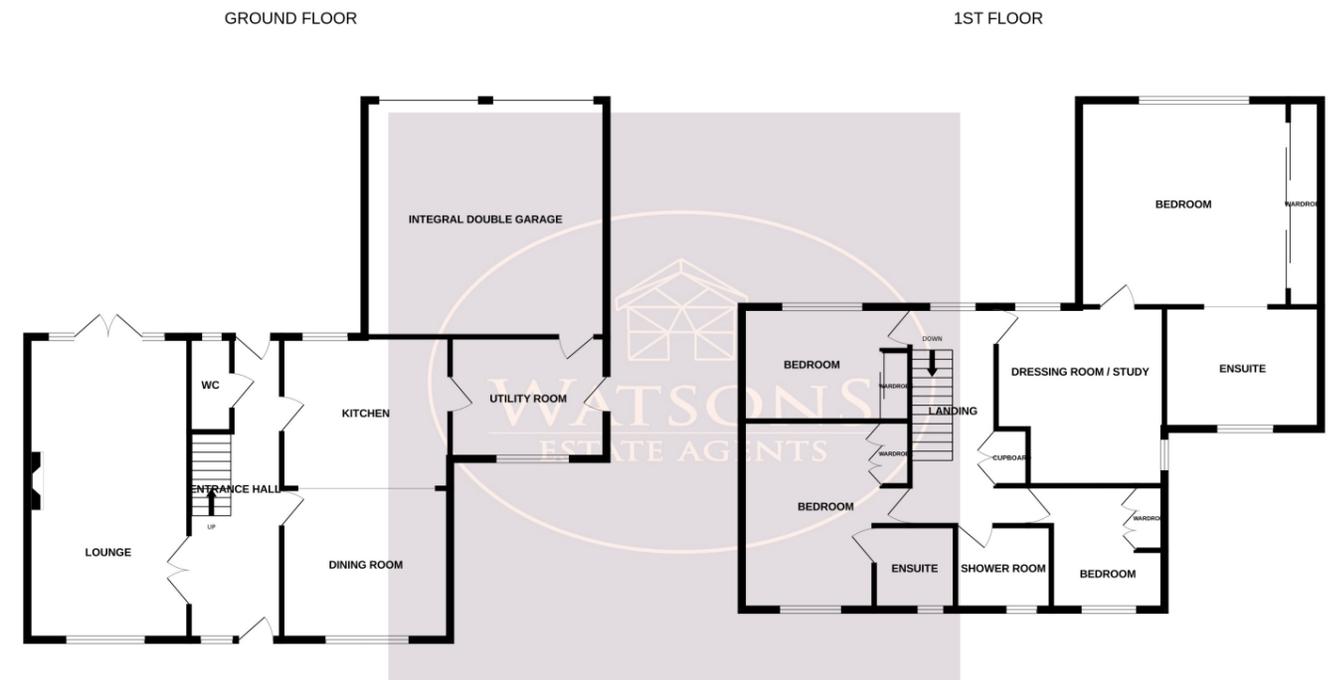
UPVC double glazed window to the rear, airing cupboard, access to the attic (fully boarded) and solid wooden doors to bedrooms 2, 3, 4, dressing room/study and family shower room.

Dressing Room/Study

3.69m x 3.04m (12' 1" x 10' 0") UPVC double glazed windows to the side & rear with integrated shutter blinds, fitted wardrobes, radiator and solid wooden door to the primary bedroom.

Primary Bedroom

4.52m x 4.45m (14' 10" x 14' 7") UPVC double glazed window to the front, wall to wall, floor to ceiling wardrobes, radiator. Open to the en suite.



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. Made with Metropix ©2026

En Suite

4 piece suite in white comprising WC, wall hung sink unit, corner bath and oversized walk in shower cubicle. Obscured uPVC double glazed window to the front with integrated shutter blinds. Ceiling spotlights and heated towel rail.

Bedroom 2

4.15m x 3.61m (13' 7" x 11' 10") UPVC double glazed window to the front with integrated shutter blinds and radiator. Solid wooden door to the en suite.

En Suite

3 piece suite in white comprising WC, vanity sink unit and shower cubicle. Obscured uPVC double glazed window to the front with integrated shutter blinds. Chrome heated towel rail and ceiling spotlights.

Bedroom 3

3.69m x 2.36m (12' 1" x 7' 9") UPVC double glazed window to the rear with integrated shutter blinds, fitted wardrobe and radiator.

Bedroom 4

3.11m x 2.74m (10' 2" x 9' 0") UPVC double glazed windows to the front with integrated shutter blinds, fitted wardrobe and radiator.

Shower Room

3 piece suite in white comprising WC, vanity sink unit and shower cubicle. Obscured uPVC double glazed window to the front with integrated shutter blinds, white heated towel rail and ceiling spotlights.

Outside

To the front of the property is a generous turfed lawn and tarmac driveway. The South facing rear garden comprises a composite decking seating area, turfed lawn, pebble beds with a range of plants & shrubs, raised railway sleep planter. The garden is enclosed by wall and timber fencing to the perimeter and secured by double wooden electric gates giving access secure off road parking and detached double garage with 2 electric rollup doors and power.

Agents Note

The seller has provided us with the following information, the boiler is located in the Utility room and is 10 years old. It was last serviced in 2024.