

Nightingale Close, Nuthall, NG16 1DW

£240,000



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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 - 30052722

- Semi Detached Family Home
- 3 Bedrooms
- 2 Reception rooms
- Downstairs Shower Room & First Floor WC
- Off Road Parking & Garage
- Cul De Sac Location
- Excellent Road & Public Transport Links
- Short Drive To Kimberley Town Centre
- 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.



40 Main Street, Kimberley, NG16 2LY
www.watsons-residential.co.uk

0115 938 5577
8am-8pm - 7days



*** MAKE A HOUSE A HOME *** Brought to the market with no upward chain is this deceptive three bedroom chalet style home located in a cul-de-sac location in Nuthall. There are fields close by, along with excellent road links, and features include two reception rooms, off road parking, and a garage. The property requires some general modernisation throughout, but gives buyers the perfect opportunity to add their own stamp to this home. Briefly comprising; entrance hallway, lounge, dining room, kitchen, bathroom. To the first floor, three bedrooms and WC. Outside, to the front is a driveway providing off road parking and giving access to the garage, whilst to the rear is a privately enclosed low maintenance garden. Situated in this peaceful cul-de-sac in Nuthall, nearby amenities include excellent access to the M1 and transport links, a short drive to Kimberley town centre which caters for all day to day needs, along with nearby walks and favoured schools. Contact Watsons to arrange a viewing.

Ground Floor

Entrance Hall

Entrance door to the front. Stairs to the first floor, radiator, door to the lounge and inner hall.

Lounge

4.36m x 3.45m (14' 4" x 11' 4") UPVC double glazed window to the front, feature slate fireplace with inset space for fire, radiator and obscured uPVC double glazed window to the inner hall.

Inner Hall

Doors to the kitchen, dining room, bathroom and storage cupboard.

Dining Room

3.49m x 3.04m (11' 5" x 10' 0") UPVC double glazed window to the rear and radiator.

Kitchen

2.87m x 2.65m (9' 5" x 8' 8") A range of matching wall & base units, work surfaces incorporating an inset sink & drainer unit. Integrated electric oven & 5 ring gas hob with extractor over and microwave. Breakfast bar, uPVC double glazed window to the rear, radiator and door to the rear garden.

Shower Room

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

First Floor

Landing

UPVC double glazed window to the rear and doors to all bedrooms and WC. Storage cupboard.



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

4.68m x 2.68m (15' 4" x 8' 10") 2 uPVC double glazed windows to the front, a range of fitted wardrobes and radiator.

Bedroom 2

4.28m x 2.57m (14' 1" x 8' 5") UPVC double glazed window to the side and radiator.

Bedroom 3

2.91m x 2.41m (9' 7" x 7' 11") UPVC double glazed window to the rear, storage cupboard and radiator.

WC

WC with cistern top sink.

Outside

To the front of the property is a turfed lawn, flower bed borders with a range of plants & shrubs and feature fish pond. A concrete driveway provides off road parking leading to the detached single garage with up & over door and power. The rear garden comprises a paved patio seating area, turfed lawn, timber built shed and is enclosed by hedge & 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 located in the kitchen and is around 4 years old. The boiler was last serviced in 2025.