

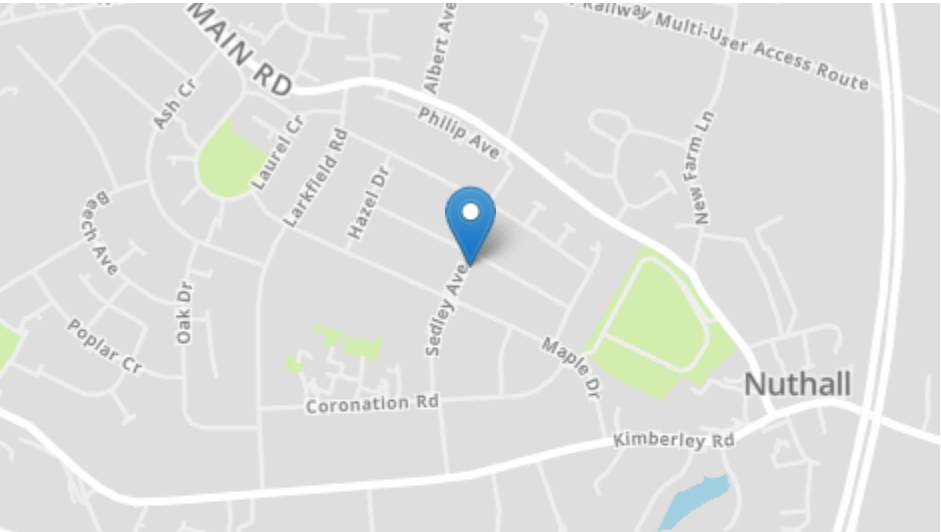
Queens Drive, Nuthall, NG16 1EG

Guide Price £325,000



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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		
	58	76
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 - 29744090



- Detached Bungalow
- 3 Bedrooms
- Generous Lounge
- Fitted Dining Kitchen
- Off Road Parking & Detached Garage
- Corner Plot with Gardens to Both Sides
- 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.



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8am-8pm - 7days



*** GUIDE PRICE £325,000-£350,000 *** With NO UPWARD CHAIN, this spacious bungalow in Nuthall is a great opportunity to put your own stamp on it to make a superb FOREVER HOME. Occupying a great plot with easy access to amenities & a regular bus service, why would you want to move?! In brief, the accommodation comprises entrance hall to the generous lounge diner, kitchen, 3 good size bedrooms and bathroom. Outside, there is a lawned garden to the front & side with 2 driveways and a garage providing off street parking. A paved courtyard to the rear gives access to the garage and is very low maintenance. This well regarded location is a short walk from a bus stop and a short drive from Kimberley Town Centre where there is a range of shops, GP, Pharmacy and Dentist, whilst the Basil Russell recreation ground is a beautiful places for walks. Call us now on 01159385577 (option 1) to arrange a viewing.

Entrance Hall

Entrance door to the front, access to the attic (fully boarded with drop down ladder and housing the combination boiler), solid wooden flooring and doors all rooms.

Dining Kitchen

4.08m x 3.23m (13' 5" x 10' 7") A range of matching wall & base units, work surfaces incorporating an inset Belfast sink. Integrated appliances to include: electric oven & 5 ring gas hob and dishwasher. Plumbing for washing machine, ceiling spotlights, radiator, uPVC double glazed window to the front, solid wooden flooring and door to the lounge.

Lounge

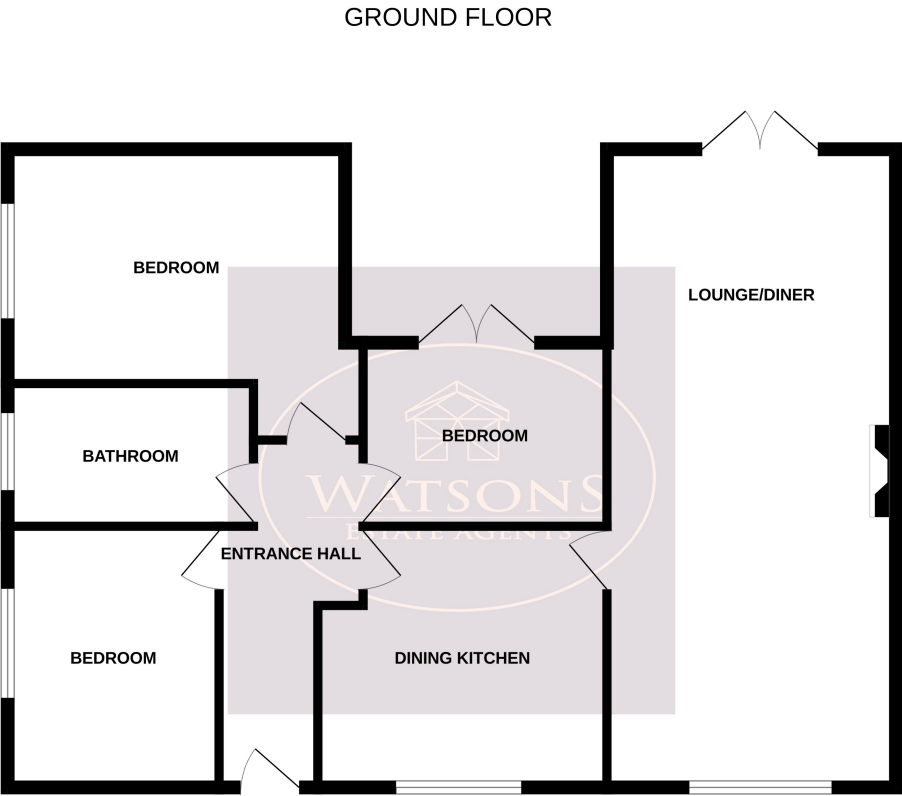
7.51m x 3.62m (24' 8" x 11' 11") UPVC double glazed bay window to the front, 2 radiators and French doors to the rear garden.

Bedroom 1

4.35m x 3.09m (14' 3" x 10' 2") UPVC double glazed window to the side, solid wooden flooring, ceiling spotlights and radiator.

Bedroom 2

3.34m x 2.71m (10' 11" x 8' 11") UPVC double glazed window to the side, ceiling spotlights, radiator and wood wooden floor.



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 3

3.6m x 2.36m (11' 10" x 7' 9") French doors to the rear garden, radiator and solid wooden flooring.

Bathroom

4 piece suite in white comprising WC, vanity sink unit, bath and shower cubicle with mains fed shower over. Chrome heated towel rail, ceiling spotlights.

Outside

To the front of the property is a turfed lawn, paved patio and external tap. A driveway to both sides of the property provides good off road parking, one leading to the detached garage measuring 4.94m x 2.9m with double wooden doors and power. The garden is enclosed by picket fencing to the perimeter. The low maintenance rear garden comprises a paved patio, timber decking seating area, door to the garage 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 located in the loft and is 11 years old. The boiler has a 12 year warranty, so 1 years warranty left. The boiler was last serviced in December 2025.