

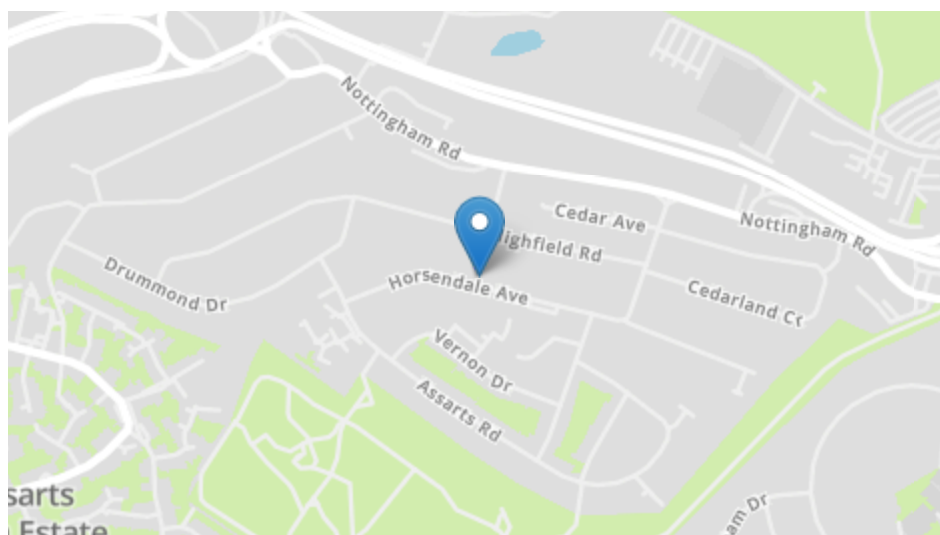
Horsendale Avenue, Nuthall, NG16 1AN

Offers Over £300,000



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want to view?

Call us on 0115 938 5577

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7 Days a week

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Ref - 28198108



- Extended Detached Family Home
- 3 Bedrooms
- Generous Lounge Diner
- Open Plan Dining Kitchen, Family Room
- Off Road Parking & Garage
- Private Rear Garden
- Favoured School Catchment
- Excellent Road & Public Transport Links Including Tram

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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\*\*\* NO UPWARD CHAIN \*\*\* Occupying a prime plot in the favoured Horsendale area of Nuthall, this EXTENDED 3 bed detached home is within walking distance of a great primary school, Pheonix Park Tram Park & Rise, as well as a great gastropub. The accommodation has been well looked after and comprises in brief: entrance hall, open plan lounge diner, dining kitchen which has the potential to reconfigure into a larger open plan area, family area. Upstairs landing to the 3 bedrooms and family bathroom. Outside, the rear garden is a particularly appealing space which enjoys almost total privacy and is a good size for those with children and/or pets. There is ample off street parking to the front. As well as tram, a regular bus service is also within walking distance and the east access to the M1 motorway adds to the convenience of this location, so it's not difficult to see what it is so popular. Call us now to arrange a viewing.

Ground Floor

Porch

Obscured uPVC double glazed windows and entrance door to the front, wooden door and window into the entrance hall.

Entrance Hall

Stairs to the first floor, under stairs storage, wood effect laminate flooring, radiator and doors to the lounge and dining kitchen family room.

Lounge Diner

7.67m x 3.56m (25' 2" x 11' 8") UPVC double glazed window to the front, real flame gas fire with composite surround, marble fireplace and hearth, ceiling spotlights, radiator and French doors to the dining kitchen family room.

Dining Kitchen

5.55m x 2.62m (18' 3" x 8' 7") A range of matching wall & base units, work surfaces incorporating an inset one & a half bowl stainless steel sink & drainer unit. Integrated appliances to include: double electric oven & grill, 5 ring gas hob with extractor over, fridge freezer, dishwasher. Radiator, cupboard with plumbing for washing machine, ceiling spotlights, cupboard housing the combination boiler, breakfast bar, tiled flooring and open to the family area.

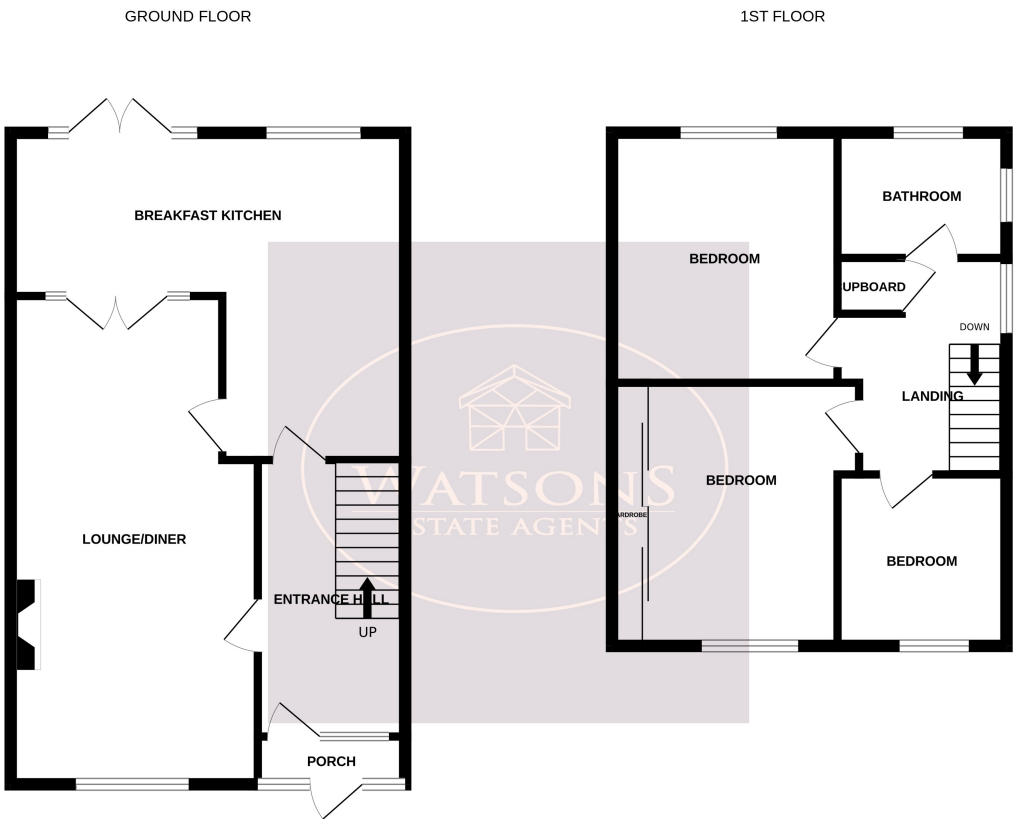
Family Area

5.49m x 2.3m (18' 0" x 7' 7") UPVC double glazed windows and French doors to the rear garden, ceiling spotlights, radiator and tiled flooring.

First Floor

Landing

Obscured uPVC double glazed window to the side, storage cupboard, access to the attic (fully boarded) and doors to all bedrooms and bathroom.



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

3.56m x 3.03m to the front of the wardrobes (11' 8" x 9' 11") UPVC double glazed window to the front, sliding door wardrobes and radiator.

Bedroom 2

3.65m x 3.06m (12' 0" x 10' 0") UPVC double glazed window to the rear and radiator.

Bedroom 3

2.31m x 2.29m (7' 7" x 7' 6") UPVC double glazed window to the front and radiator.

Outside

To the front of the property is a concrete driveway providing off road parking for 2 cars, leading to double wooden gates leading to the detached garage with up & over door and power. Other features include gravel beds, rockery with a range of plants & shrubs and is enclosed by timber fencing to both sides and wall to the front. 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 with a further paved patio seating area to the bottom of the garden. The garden is enclosed by timber fencing to the perimeter with gated access to the side.

Bathroom

3 piece suite in white comprising WC, obscured uPVC double glazed windows to the rear & side, wood effect laminate flooring, radiator and LEB spotlights.