

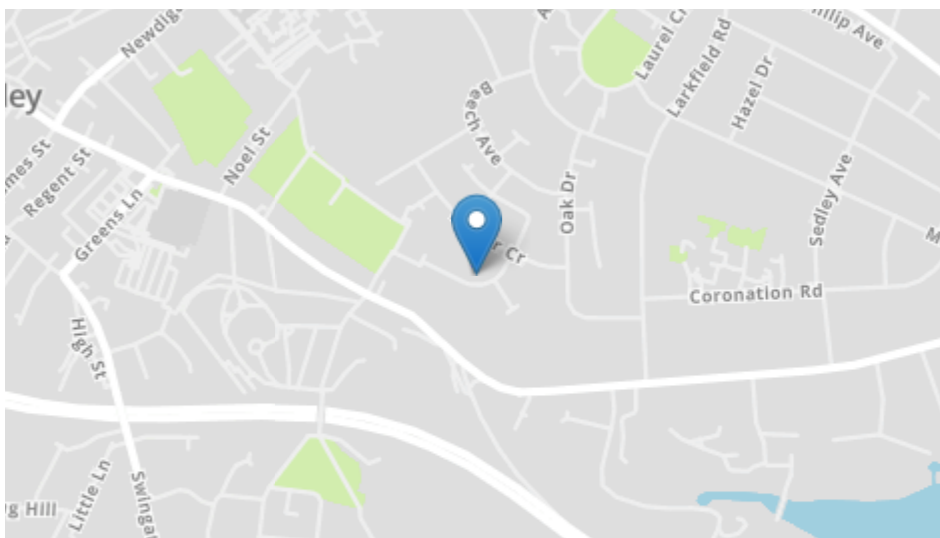
Woodside Avenue, Nuthall, NG16 1FF

Offers Over £250,000



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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	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Our Seller says....

- Extended Semi Detached House
- 3 Bedrooms
- Utility Room & Downstairs WC
- Ample Off Road Parking
- Conservatory
- Cul De Sac Location
- Walking Distance To Kimberley Town Centre
- Excellent Road & Public Transport Links
- No Upward Chain

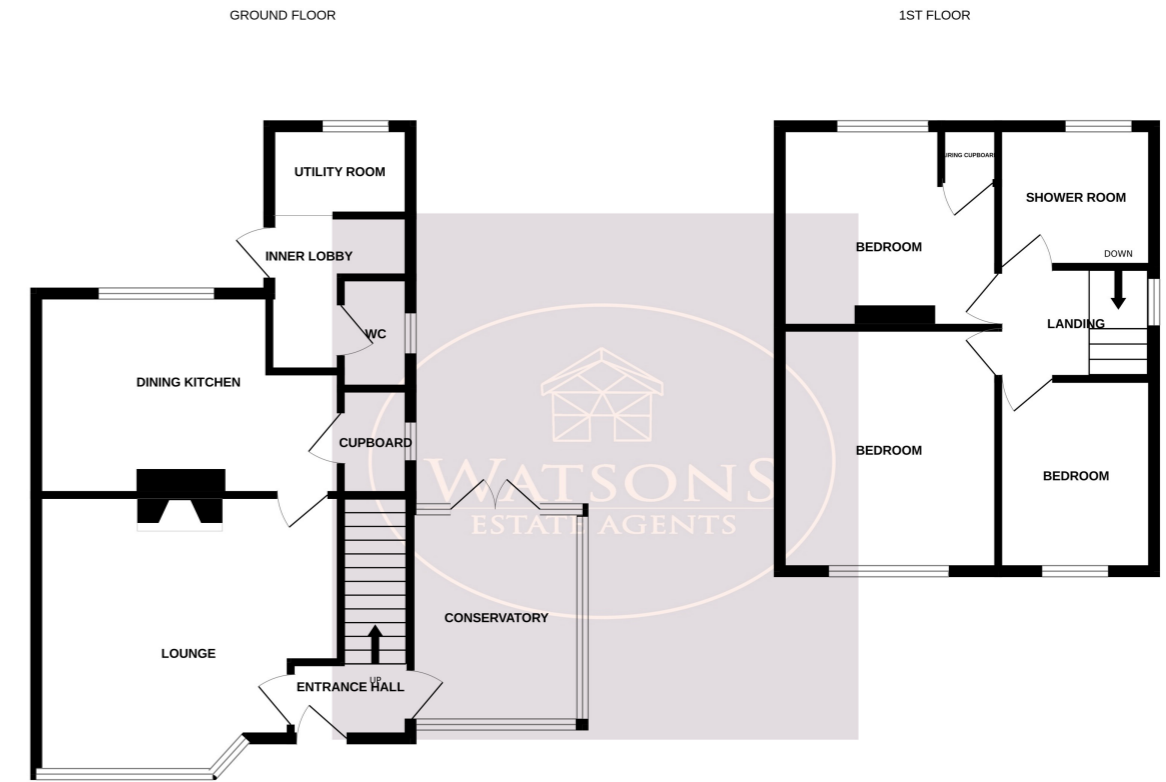
want to view?
 Call us on 0115 938 5577
 Our lines are open 8am - 8pm
 7 Days a week
 or email
 mail@watsons-residential.co.uk
 Ref - 27373236

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



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 ©2024

**** YOU WOOD BE BARKING MAD TO MISS OUT ON WOODSIDE *** ** NO CHAIN ***** This well presented and very spacious 3 bedroom semi detached family home is located favourably at the head of a cul de sac and occupies a larger than average 'fan shaped' plot where the garden gets wider towards the end. Located on the popular Larkfields estate in Nuthall with great access to the A610/M1 and many amenities close by in Kimberley, the property boasts a living room, conservatory, re-fitted dining kitchen, utility room, downstairs WC, three bedrooms and a re-fitted bathroom to the first floor. You would be mad to not want to put your roots down on this lovely family home, so call us today to book your viewing!

Ground floor

Entrance Hall

Composite entrance door to the front, wood effect laminate flooring, stairs to the first floor and solid oak doors to the lounge and conservatory.

Conservatory

3.28m x 2.57m (10' 9" x 8' 5") Brick & uPVC double glazed construction, radiator, ceiling spotlights and French doors to the rear garden.

Lounge

3.81m x 4.58m (12' 6" x 15' 0") UPVC double glazed bay window to the front, radiator, wood effect laminate flooring and gas fire with marble hearth and wooden fire place surround. Solid oak door to the kitchen.

Dining Kitchen

4.63m x 3.03m (15' 2" x 9' 11") A range of matching wall & base units, work surfaces incorporating an inset stainless steel sink & drainer units. Integrated electric oven & hob with extractor over. Plumbing for washing machine, radiator, uPVC double glazed window to the rear and solid oak doors to the cupboard and inner lobby.

Inner Lobby

Solid oak door to the WC, open to the utility room and door to the rear garden.

WC

WC, pedestal sink unit, obscured uPVC double glazed window to the side.

Utility Room

UPVC double glazed window to the rear, plumbing for washing machine and tumble dryer.

First Floor

Landing

UPVC double glazed window to the side, wood effect laminate flooring, access to the attic (partly boarded) and solid oak doors to all bedrooms and shower room.

Bedroom 1

3.81m x 3.3m (12' 6" x 10' 10") UPVC double glazed window to the front, wood effect laminate flooring and radiator.

Bedroom 2

3.31m x 3.3m (10' 10" x 10' 10") UPVC double glazed window to the rear, wood effect laminate flooring and radiator.

Bedroom 3

2.8m x 2.18m (9' 2" x 7' 2") UPVC double glazed window to the front, wood effect laminate flooring and radiator. Airing cupboard housing the combination boiler.

Shower Room

3 piece suite in white comprising WC, pedestal sink unit and double shower cubicle. Ceiling spotlights, heated towel rail and obscured uPVC double glazed window to the rear.

Outside

To the front of the property is a gravel driveway providing ample off road parking and is enclosed by hedge borders and secured by wrought iron gates to the front.. The rear garden comprises a paved patio, turfed lawn, brick built outhouse and timber built shed both with power and is enclosed by timber fencing to the perimeter.