

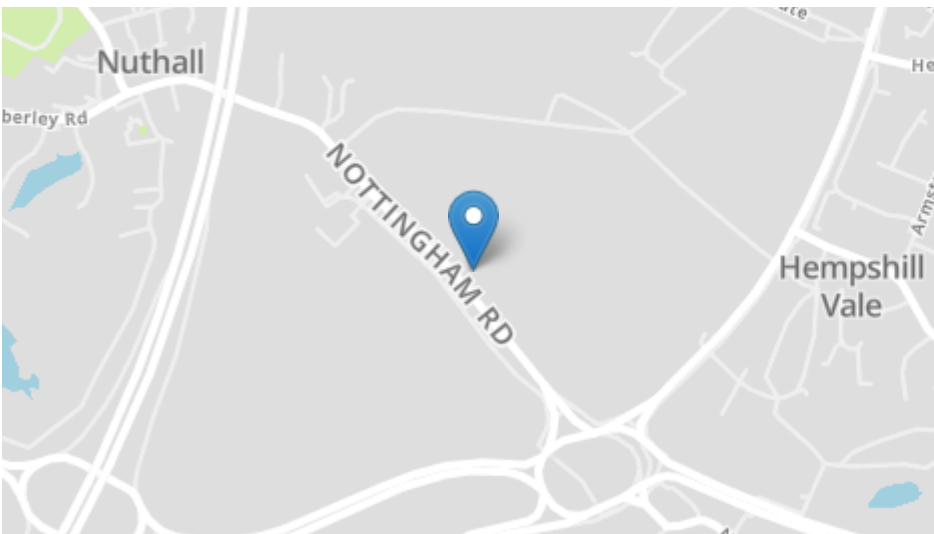
Nottingham Road, Nuthall, NG16 1DN

Offers Over £550,000



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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 - 29564401

- Substantial Detached Family Home
- 3 / 4 Bedrooms / Study
- 4 Reception Rooms
- Downstairs WC & Utility Room
- Ample Off Road Parking & Double Garage
- Generous Private Rear Garden
- Favoured School Catchment
- Ease of Access to M1 & A610
- Excellent Road & Public Transport Links
- In need of some Modernisation

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

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*** YOUR FOREVER HOME AWAITS *** A wonderful, substantial and extended detached family home lying in this prime position in Nuthall. This much loved home offers buyers the perfect opportunity to create your perfect home. Features include, four reception rooms, a downstairs WC, tandem garage, driveway, and a generous rear garden with open views. Briefly comprising; entrance hallway, lounge, downstairs WC, garage, rear lobby, garden room, dining room, sitting room, breakfast kitchen, utility. To the first floor, three bedrooms, study/bedroom four, and family bathroom. Outside, driveway to the front providing ample off road parking, and to the rear is a beautifully maintained, mature and private garden, with open views. Located in this desirable position in Nuthall, nearby amenities include excellent transport links including regular bus routes into Nottingham, road links via the A610 and M1, favoured schools, and the nearby town of Kimberley. Contact Watsons to arrange a viewing.

Ground Floor

Entrance Hall

Entrance door to the front, 2 uPVC double glazed windows to the front, French doors to the lounge, doors to the WC, dining kitchen and breakfast kitchen. Stairs to the first floor and 2 uPVC double glazed windows to the side.

Lounge

6.94m x 5.59m (22' 9" x 18' 4") UPVC double glazed bay window to the front, radiator, feature fire place with inset space for fire.

WC

WC, pedestal sink unit and radiator. Door to the garage.

Breakfast Kitchen

3.78m x 3.01m (12' 5" x 9' 11") A range of matching wall & base units, work surfaces incorporating a sink & drainer unit. Integrated electric oven & gas hob with extractor over. Breakfast bar, radiator, tiled flooring. UPVC double glazed window to the side and open to the sitting room.

Sitting Room

3.12m x 3.01m (10' 3" x 9' 11") Radiator, UPVC double glazed window to the rear, doors to the utility room and rear garden. Open to the garden room.

Utility Room

3.12m x 1.5m (10' 3" x 4' 11") A range of matching wall & base units, work surfaces incorporating an inset sink & drainer unit. Plumbing for washing machine & dishwasher. Doors to the front and rear.

Dining Room

3.353m x 3.52m (11' 0" x 11' 7") Radiator and open to the garden room.

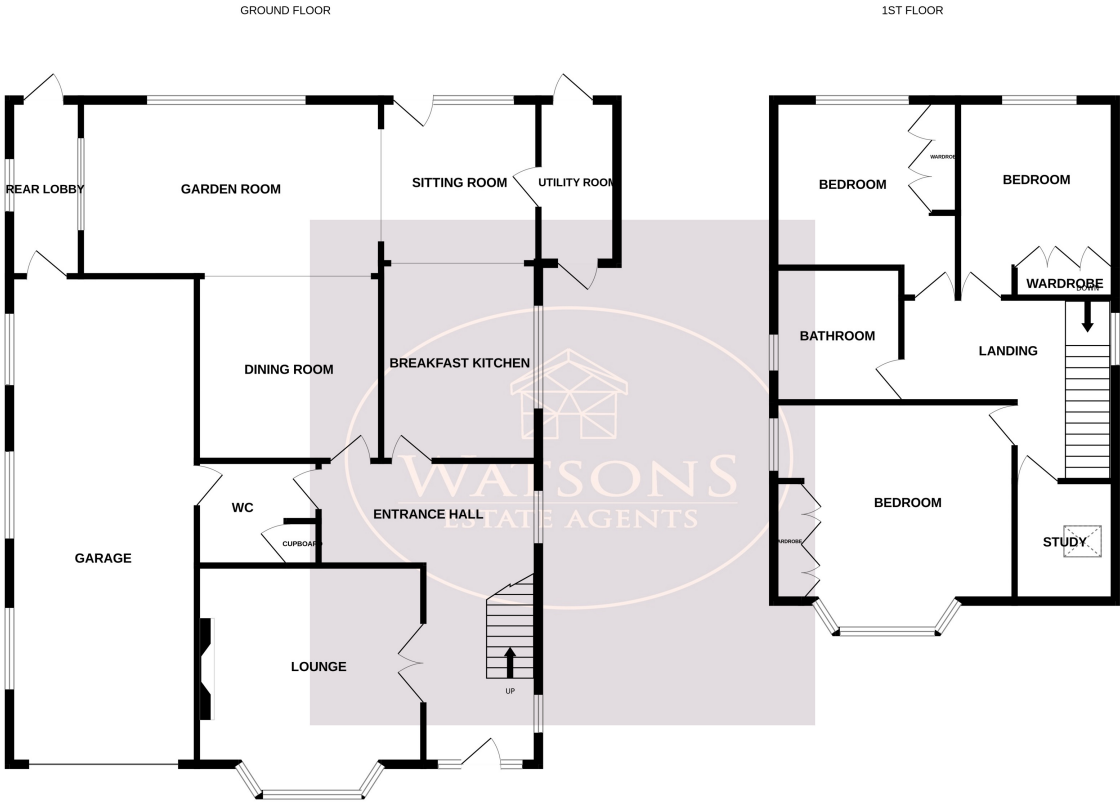
Garden Room

5.74m x 3.37m (18' 10" x 11' 1") UPVC double glazed window to the rear and radiator.

First Floor

Landing

UPVC double glazed window to the side, access to the attic (partly 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

4.55m x 3.87m (14' 11" x 12' 8") UPVC double glazed windows to the front & side, radiator and a range of fitted wardrobes.

Bedroom 2

3.78m x 3.51m (12' 5" x 11' 6") UPVC double glazed window to the rear, fitted wardrobe and radiator.

Bedroom 3

3.78m x 3.01m (12' 5" x 9' 11") UPVC double glazed window to the rear, radiator and a fitted wardrobe.

Bedroom 4 / Study

2.25m x 1.93m (7' 5" x 6' 4") Velux window and radiator

Bathroom

2.57m x 2.44m (8' 5" x 8' 0") 3 piece suite comprising WC, pedestal sink unit and bath with mains fed shower over. Radiator and obscured uPVC double glazed window to the side.

Outside

To the front of the property a block paved driveway provides off road parking for 5 cars, leading to the garage measuring 9.33m x 3.58m with electric door and power and with door to the WC and door to the rear lobby and 3 uPVC double glazed windows to the side. The rear garden offers a good level of privacy with open views over nearby countryside and comprises a sizable paved patio seating area with steps down to the generous lawn with gravel and raised flower bed borders with a range of mature plants, shrubs and trees. Others features included a timber built summer house. The garden is enclosed by hedge and timber fencing to the perimeter with gated access to the side.