

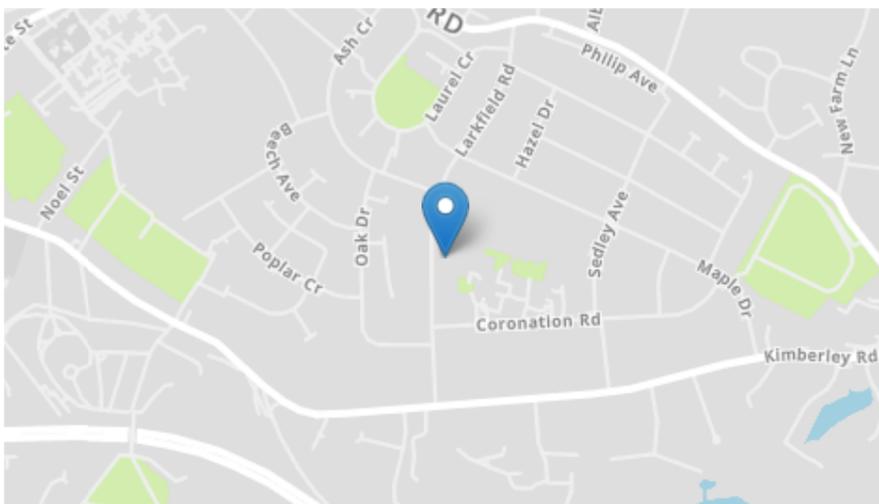
Larkfield Road, Nuthall, NG16 1ET

Guide Price £260,000



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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			
		56	76
England, Scotland & Wales		EU Directive 2002/91/EC	



- Semi Detached Family Home
- 3 Bedrooms
- Modern Fitted Dining Kitchen
- Downstairs WC & Utility Room
- Off Road Parking
- Popular Residential Location
- Close to Amenities & Transport Links
- Favoured School Catchment
- Fully Refurbished

Our Seller says....

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 - 30015062

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



*** GUIDE PRICE £260,000 - £270,000 *** *** THIS ONE'S A STUNNER! *** A beautifully presented and fully refurbished three bedroom semi-detached property on the popular 'Larkfields' estate in Nuthall. Features include a stylish dining kitchen, a generous lounge, downstairs WC, utility room, driveway, and a private rear garden. Briefly comprising; entrance hallway, lounge, dining kitchen, rear lobby, utility room, downstairs WC. To the first floor, three bedrooms and bathroom. Outside, to the front is a driveway providing ample off road parking, and to the rear is a privately enclosed garden. Perfect for families and first time buyers, Kimberley town centre is just up the road catering for all day to day needs including a supermarket, shops, pubs and much more. There are excellent surrounding road and transport links, along with favoured schools. Contact Watsons to arrange a viewing.

Ground Floor

Entrance Hall

UPVC double glazed entrance door, stairs to the first floor, uPVC double glazed window to the side, radiator & door to lounge.

Lounge

4.68m (3.75m min) x 4.35m into the bay (15' 4" x 14' 3") UPVC double glazed window to the front with integrated shutter blinds, radiator. Door to the dining kitchen.

Dining Kitchen

4.67m x 3.06m (15' 4" x 10' 0") A range of matching wall & base units, wooden work surfaces incorporating a Belfast sink. Integrated double electric oven & gas hob with extractor over and dishwasher. Breakfast bar, wood effect laminate flooring, ceiling spotlights. UPVC double glazed window to the rear, radiator. Door to the pantry with an obscured uPVC double glazed window to the side. Open to the rear lobby.

Rear Lobby

Door to the WC, open to the utility room. Doors to both sides.

WC

WC, pedestal sink unit. Tiled flooring, ceiling spotlights and obscured uPVC double glazed window to the side.

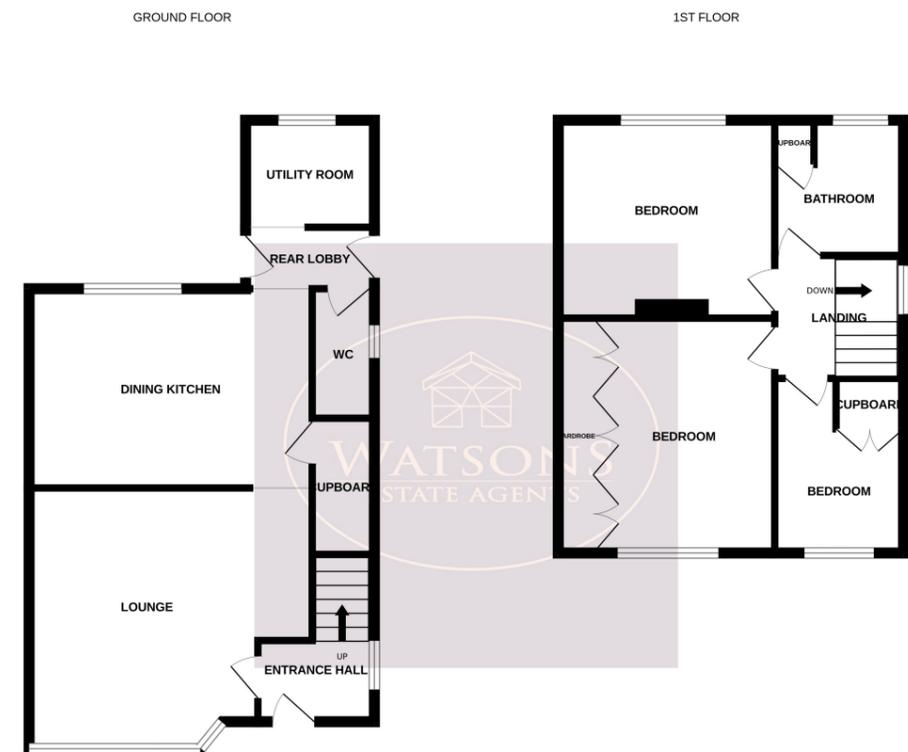
Utility Room

1.96m x 1.45m (6' 5" x 4' 9") A range of wall & base units with wooden work surfaces, uPVC double glazed window to the rear, wood effect laminate flooring, plumbing for washing machine & tumble dryer.

First Floor

Landing

UPVC double glazed window to the side. Doors to all bedrooms & 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

3.79m x 2.78m to the front of the wardrobes (12' 5" x 9' 1") Fitted wall to wall, floor to ceiling wardrobes, radiator & uPVC double glazed window to the front with integrated shutter blinds.

Bedroom 2

3.35m x 3.07m (11' 0" x 10' 1") UPVC double glazed window to the rear, radiator and wood effect laminate flooring.

Bedroom 3

2.77m x 2.21m (9' 1" x 7' 3") UPVC double glazed window to the front with integrated shutter blinds, radiator & over stair storage cupboard.

Bathroom

3 piece suite in white comprising WC, pedestal sink unit & bath with electric shower over. Airing cupboard housing the Worcester Bosch combination boiler, radiator & obscured uPVC double glazed window to the rear.

Outside

To the front of the property are gravel beds, a tarmac driveway provides off road parking for multiple cars, The rear garden offers a good level of privacy and comprises a composite decking seating area, gravel borders with a range of plants & shrubs, a timber built shed, exterior tap and generous turfed lawn. The garden is enclosed by timber fencing to the perimeter with gated side access.

Agents Note

The seller has provided us with the following information: the boiler is located in the cupboard on the landing and is 6 years old. It was last serviced in 2025.