

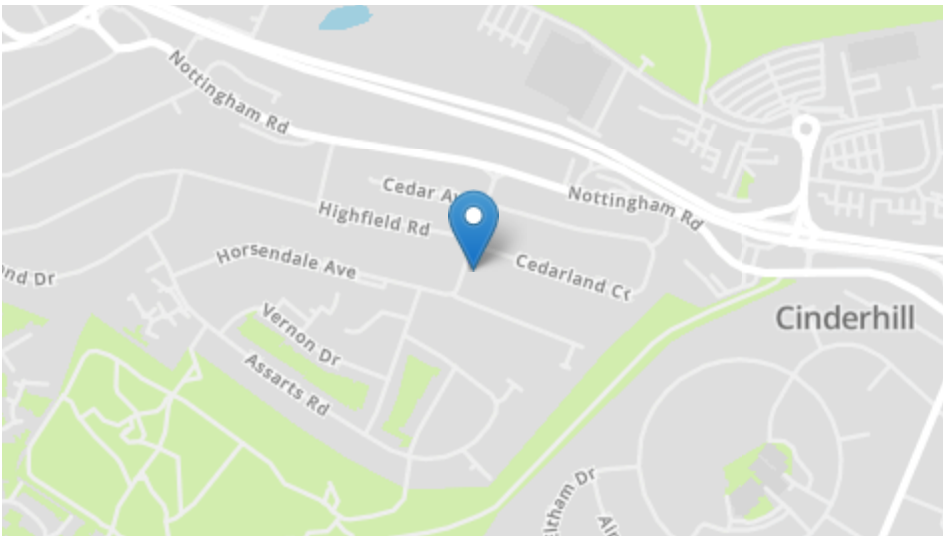
Woodland Drive, Nuthall, NG16 1AJ

£325,000




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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	45	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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 - 28736678



- Detached Family Home
- 3 Bedrooms
- 2 Reception Rooms
- Conservatory
- Downstairs WC
- Off Road Parking & Garage
- Favoured School Catchment
- Excellent Road & Public Transport Links Including Tram
- Corner Plot

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

0115 938 5577
8am-8pm - 7days



YOU'LL SEE THE 'WOOD' FOR THE TREES ON THIS ONE Brought to the market with no upward chain, is this superb three bedroom detached family home on the popular 'Horsendale' estate in Nuthall. Features include two generous reception rooms, a conservatory, downstairs WC, garage, and sitting on a corner plot. Briefly comprising; entrance porch, hallway, downstairs WC, dining room, lounge, kitchen, conservatory. To the first floor, three bedrooms and bathroom. Outside, with wrap around gardens due to the corner position, driveway and garage. Located on the Horsendale estate, nearby amenities include pubs, shops and excellent transport and commuter links. The town of Kimberley is a short drive away where you'll find further shops, a supermarket, and a range of cafe's and pubs. Contact Watsons to arrange a viewing.

Ground Floor

Porch

Entrance door to the front and door to the entrance hall.

Entrance Hall

UPVC double glazed window to the side, stairs to the first floor, storage cupboard and doors to the WC, lounge and kitchen.

WC

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

Dining Room

3.95m x 3.45m (13' 0" x 11' 4") UPVC double glazed windows to the side & front and radiator. Feature fire place and French doors to the lounge.

Lounge

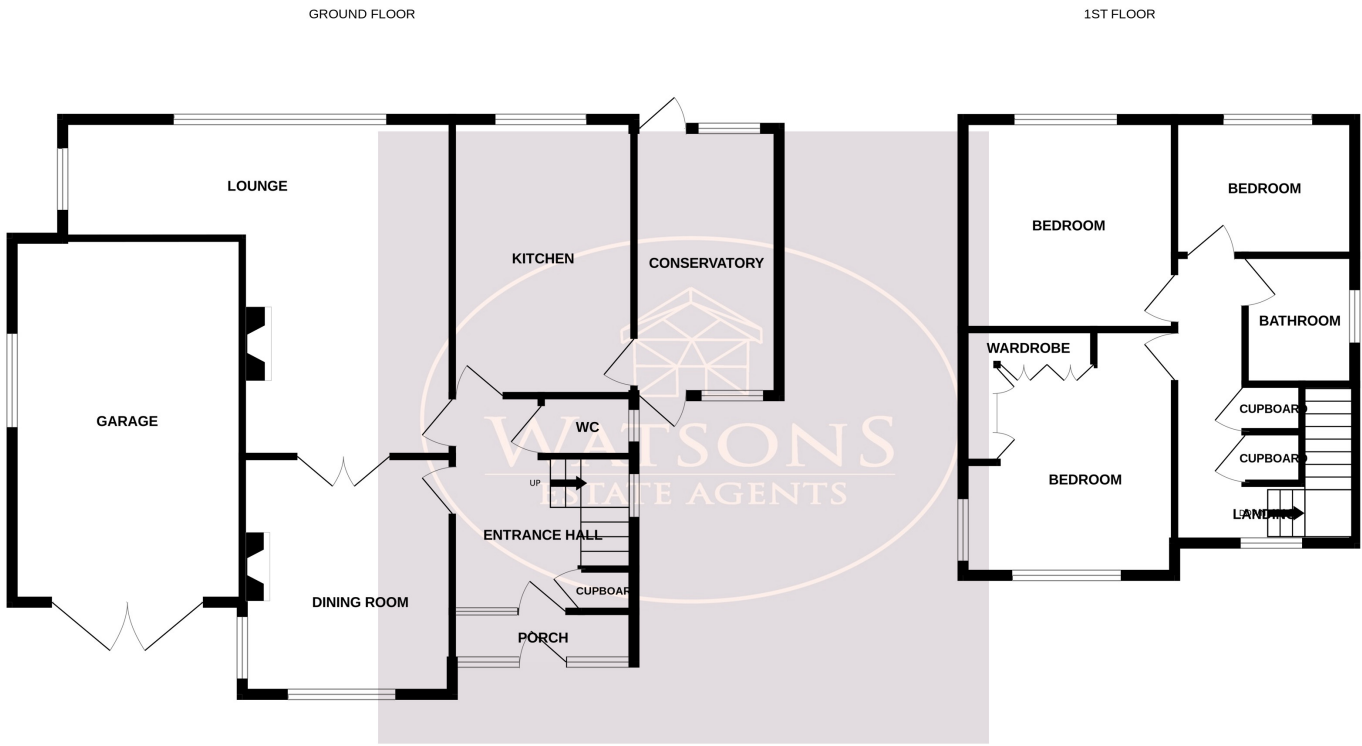
6.37m max x 5.5m (20' 11" x 18' 1") UPVC double glazed windows to the rear & side, radiator and feature fire place.

Kitchen

5.39m x 2.88m (17' 8" x 9' 5") A range of matching wall & base units, work surfaces incorporating an inset sink & drainer unit. Plumbing for washing machine, space for cooker, radiator, uPVC double glazed window to the rear and door to the conservatory.

Conservatory

4.39m x 2.4m (14' 5" x 7' 10") Brick & glass construction. UPVC double glazed windows to the front & rear, tiled flooring. Doors to the front and rear.



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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First Floor

Landing

UPVC double glazed window to the front, airing cupboard, access to the attic (partly boarded and housing the combination boiler). Doors to all bedrooms and bathroom.

Bedroom 1

4.13m x 3.5m (13' 7" x 11' 6") UPVC double glazed windows to the front & side, fitted wardrobe and radiator.

Bedroom 2

3.59m x 3.38m (11' 9" x 11' 1") UPVC double glazed window to the rear and radiator.

Bedroom 3

2.85m x 2.24m (9' 4" x 7' 4") UPVC double glazed window to the rear and radiator.

Bathroom

3 piece suite in white comprising WC, pedestal sink unit and bath with shower over. Chrome heated towel rail and obscured uPVC double glazed window to the side.

Outside

To the front of the property a 2 concrete driveways providing ample off road parking, one leading to the single garage with double wooden and glazed doors. The front of the property is palisaded by brick wall and both driveways secured by wrought iron gates. The rear garden offers a good level of privacy and comprises a paved patio seating area, turfed lawn & timber built shed. The garden is enclosed by hedge borders and timber fencing to the perimeter with gated access to the side.