

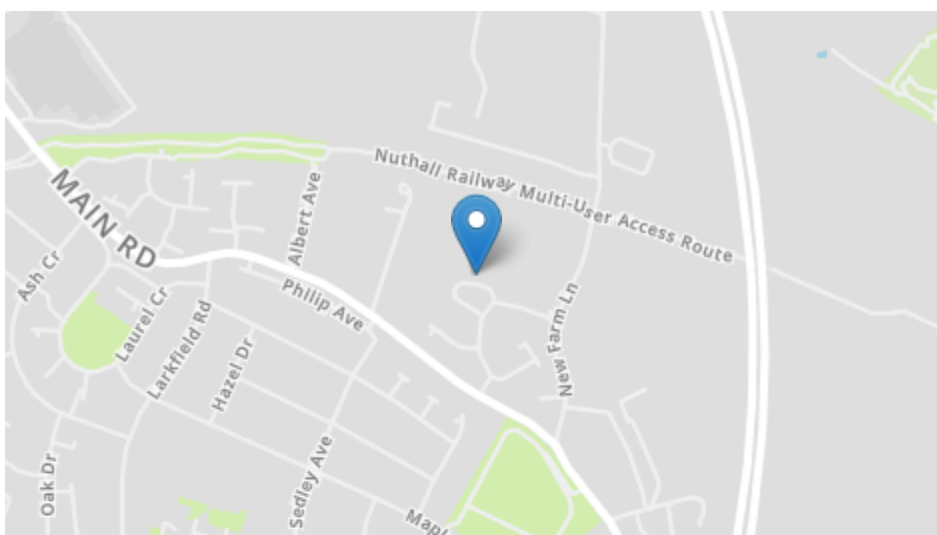
Holden Crescent, Nuthall, NG16 1BW

Offers Over £375,000



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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 - 29301081



Our Seller says....

- Detached Family Home
- 4 DOUBLE Bedrooms
- 2 Reception Rooms
- Downstairs WC & Utility Room
- Ample Off Road Parking
- Private Rear Garden with Open Views
- Corner Plot
- Sought After Location
- Favoured School Catchment
- No Upward Chain

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
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*** A FAMILY HOME TO MAKE YOUR OWN! *** This 4 bed detached family home stands proudly at the edge of Holden Crescent in Nuthall. It has great space with 4 DOUBLE bedrooms, 2 reception rooms and a superb landscaped garden with open views alongside! The accommodation may benefit from some modernisation, which gives scope to put your own stamp on it- comprising in brief: porch, entrance hall, downstairs wc, lounge, dining room, kitchen, utility and a conservatory to complete the substantial ground floor accommodation. Upstairs, the landing gives access to the 4 bedrooms and modern shower room. Outside, the comer plot has beautiful landscaped gardens to the rear & side, which overlooks countryside beyond, whilst a drive & garage to the front provide off street parking. With easy access to amenities, including favoured school catchments and Basil Russell playing field a short walk away, this is genuinely a great opportunity to acquire a great family home to make your own. Transport links are good too, with bus & tram service not far away, as well as junction 26 of the M1 motorway. Offered for sale with NO UPWARD CHAIN. Call us now to arrange a viewing.

Ground Floor

Porch

UPVC double glazed entrance door to the front, tiled flooring and door to the entrance hall.

Entrance Hall

Stairs to the first floor, under stairs storage, built in storage cupboard/cloak room and doors to the lounge, kitchen and WC.

WC

Obscured UPVC double glazed window to the side, WC, wall mounted sink.

Lounge

3.75m x 3.62m (12' 4" x 11' 11") UPVC double glazed bay window to the front, electric fire, radiator and open to the dining room.

Dining Room

4.62m x 2.53m (15' 2" x 8' 4") Radiator, door to the kitchen and sliding patio doors to the conservatory.

Kitchen

3.46m x 2.6m (11' 4" x 8' 6") A range of matching wall & base units, work surfaces incorporating an inset one & a half bowl sink & drainer unit. Integrated appliances to include: waist height double electric oven & microwave. Ceiling spotlights, radiator, uPVC double glazed window to the rear and door to the utility room.

Utility

2.62m x 2.33m (8' 7" x 7' 8") UPVC double glazed windows to the rear, side & front, plumbing for washing machine, a range of base units and door to the side leading to the rear garden.

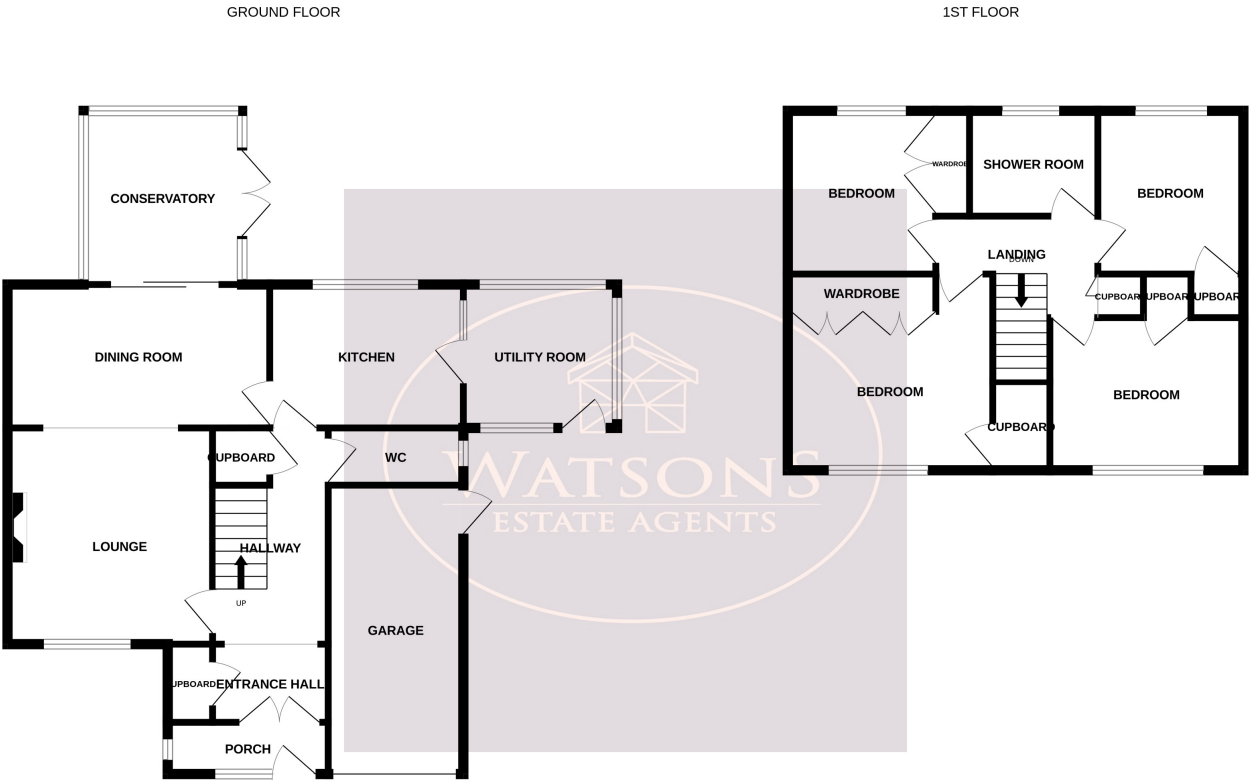
Conservatory

3.0m x 2.6m (9' 10" x 8' 6") Brick & uPVC double glazed construction, polycarbonate roof, tiled flooring and French doors to the rear garden.

First Floor

Landing

Airing cupboard housing the hot water tank, access to the attic (insulated and partly boarded) and doors to all bedrooms and shower room.



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

3.66m x 3.51m (12' 0" x 11' 6") UPVC double glazed window to the front, fitted wardrobe, built in wardrobe and radiator.

Bedroom 2

3.46m x 2.65m (11' 4" x 8' 8") UPVC double glazed window to the front, built in wardrobe and radiator.

Bedroom 3

2.79m x 2.55m (9' 2" x 8' 4") UPVC double glazed window to the rear, radiator.

Bedroom 4

2.8m x 2.59m (9' 2" x 8' 6") UPVC double glazed window to the rear, built in wardrobe and radiator.

Shower Room

3 piece suite in white comprising WC, vanity sink unit, shower cubicle with electric dual rainfall effect shower over. Heated towel rail and obscured uPVC double glazed window to the rear.

Outside

To the front of the property are flower bed borders with a range of plants & shrubs. A block paved driveway provides ample off road parking. To the side of the property is a turfed lawn and flower bed borders with a range of plants & shrubs. The rear garden offers an excellent level of privacy with open views and comprises a paved patio seating area, turfed lawn, flower bed borders with a range of plants & shrubs and is enclosed by timber fencing to the perimeter with gated access to the side.

Agents Note

The seller has provided us with the following information: The boiler is located in the kitchen cupboard and is about 15 years old.