

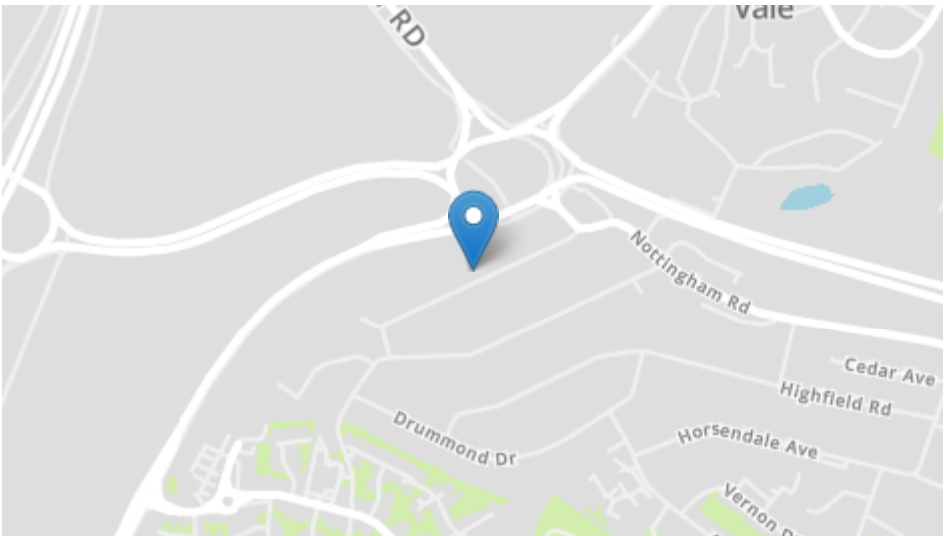
Roland Avenue, Nuthall, NG16 1BB

Guide Price £325,000



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	41	84
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 - 29190904



- Detached Family Home
- 3 Bedrooms
- 3 Reception Rooms
- Downstairs WC
- First Floor Bathroom & Separate WC
- Private Rear Garden
- Off Road Parking
- Excellent Road & Public Transport Links Including Tram
- No Upward Chain

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  
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8am-8pm - 7days





\*\*\* GUIDE PRICE £325,000 - £350,000 \*\*\* \*\* FANTASTIC FAMILY HOME \*\* This well appointed 3 bed detached home in Nuthall has 3 reception rooms, but families will particularly appreciate the generous rear garden and the favoured school catchments. In brief, the accommodation comprises: entrance hall, lounge, 3 reception rooms and kitchen on the ground floor. Upstairs, the landing leads to the 3 bedrooms, family bathroom with separate WC. Outside, the paved frontage comfortably provides off street parking for 3 cars, whilst the private landscaped rear garden is a particularly great feature of this much loved home. If this wasn't enough, the popular location benefits from excellent transport links including a tram park & ride, regular bus service making it an easy commute to Nottingham City Centre and beyond. The M1 motorway is also only a couple of minutes drive away. Call us now to arrange a viewing.

Ground Floor

Porch

UPVC double glazed arched front door, tiled flooring and feature stained glass door and windows to the entrance hall.

Entrance Hall

Stairs to the first floor, under stairs storage, wood effect laminate flooring, radiator, obscured uPVC double glazed window to the side. Doors to the lounge, kitchen and downstairs WC.

Downstairs WC

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

Lounge

4.39m into the bay x 3.51m (14' 5" x 11' 6") UPVC double glazed window to the front with integrated shutter blinds, wood effect laminate flooring, radiator and French doors to the dining room.

Dining Room

3.93m x 3.49m (12' 11" x 11' 5") Inset multi fuel burner, wood effect laminate flooring, radiator and doors to the breakfast kitchen and rear garden. Open to the garden room.

Garden Room

3.59m x 2.76m (11' 9" x 9' 1") UPVC double glazed window to the rear, wood effect laminate flooring, radiator and obscured uPVC double glazed window to the rear.

Breakfast Kitchen

5.18m x 2.28m (17' 0" x 7' 6") A range of matching wall & base units, work surfaces incorporating an inset sink & drainer unit. Integrated electric oven & hob with extractor over. Plumbing for washing machine & dishwasher, wood effect laminate flooring, radiator and uPVC double glazed window to the rear & side.

First Floor

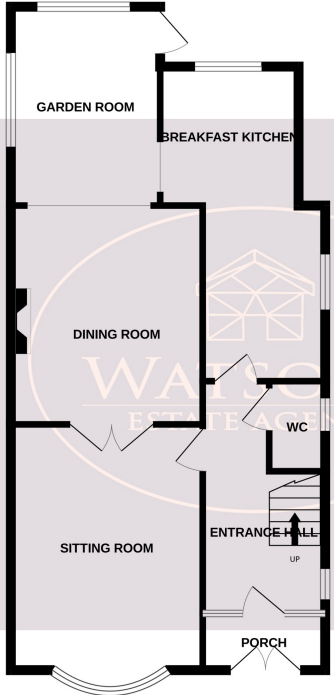
Landing

Obscured uPVC double glazed window to the side, access to the attic (with dropdown ladder and partly boarded). Doors to all bedrooms, bathroom and WC.

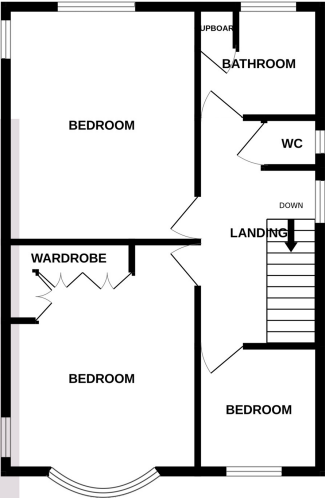
LOWER GROUND FLOOR



GROUND FLOOR



1ST FLOOR



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

4.42m into the bay x 3.51m (14' 6" x 11' 6") UPVC double glazed bay window to the front with integrated shutter blinds, uPVC double glazed window to the side with integrated shutter blinds, a range of fitted furniture and radiator.

Bedroom 2

3.95m x 3.49m (13' 0" x 11' 5") UPVC double glazed windows to the rear & side with integrated shutter blinds, radiator.

Bedroom 3

2.2m x 2.05m (7' 3" x 6' 9") UPVC double glazed bay window to the front with integrated shutter blinds, exposed wooden flooring, ceiling spotlights and radiator.

Bathroom

2 piece suite in white comprising vanity sink unit and bath with electric shower over. Obscured uPVC double glazed window to the rear, heated towel rail, airing cupboard housing the combination boiler.

WC

WC and obscured uPVC double glazed window to the side.

Outside

To the front of the property a block paved driveway provides ample off road parking with further secure parking behind double wooden gates. The generous rear garden offers a good level of privacy and comprises a 2 tiered paved patio seating area, one with a covered pergola, external tap with Belfast sink, generous turfed lawn, flower bed borders with a range of matures plants, shrubs and trees, timber built shed and a further timber built shed (measuring 3.51m x 2.79m) to the bottom of the garden offering further storage space. Beyond is a further stretch of garden running behind the neighbours garden. The garden is enclosed by timber fencing to the perimeter with gated access to the side.