

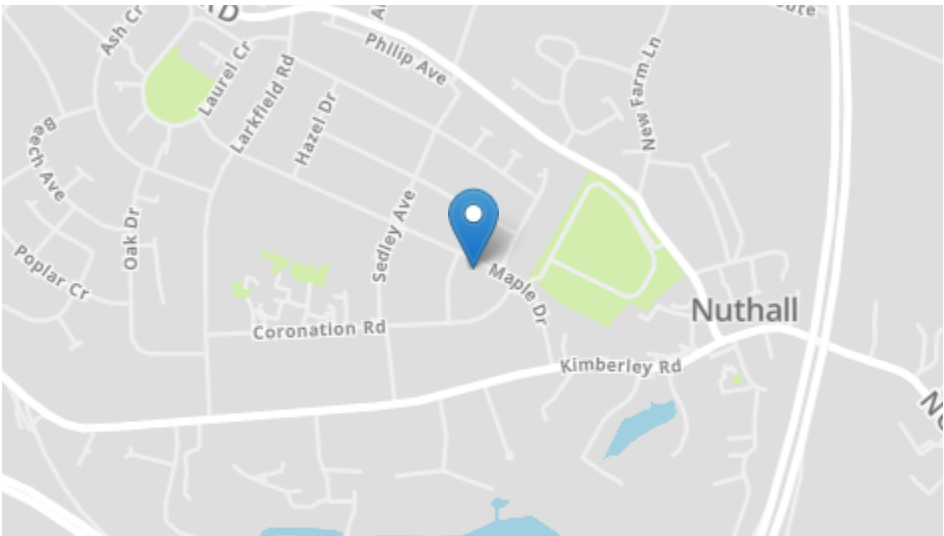
Maple Drive, Nuthall, NG16 1EJ

£400,000



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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		
<b>England, Scotland &amp; Wales</b>	71	77
	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 - 29398425

- Detached Dormer Bungalow
- 4 Bedrooms
- 2 Reception Rooms
- Utility Room & Downstairs WC
- Downstairs Bathroom & 1st Floor Shower Room
- Off Road Parking & Garage
- South West Facing Rear Garden
- Short Drive To Kimberley Town Centre
- Excellent Road & Public Transport Links

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





\*\*\* MORE THAN MEETS THE EYE ON MAPLE DRIVE \*\*\* A beautifully maintained, and much improved four bedroom detached dormer bungalow, lying in this sought after position on the 'Larkfields' estate in Nuthall. Features include two reception rooms, a utility, two bathrooms, driveway, garage, and a private south-west facing rear garden. Briefly comprising; entrance hallway, downstairs WC, lounge, dining room, kitchen, utility, bathroom, two bedrooms. To the first floor, a further two bedrooms and bathroom. Outside, driveway and garage to the front, and to the rear is a lovely, south-west facing garden, perfect for those long summer days. Located on the ever popular 'Larkfields' estate in Nuthall, the property is within easy reach of Kimberley town centre which caters for all day to day needs including an array of shops, cafe's and a supermarket. There are excellent road and bus links close by providing easy access to Nottingham city centre. Contact Watsons to arrange a viewing.

Ground Floor

Entrance Hall

Composite entrance door to the front, uPVC double glazed window to the side, radiator, stairs to the first floor, storage cupboard and doors to bedrooms 2 & 3, bathroom and lounge.

Lounge

5.86m x 3.76m (19' 3" x 12' 4") UPVC double glazed window to the rear, feature brick built fire place with inset space for fire. 2 uPVC double glazed windows to the side, 2 radiators and door to the utility room.

Utility Room

3.55m x 3.43m (11' 8" x 11' 3") A range of matching wall & base units, work surfaces incorporating an inset stainless steel sink. Plumbing for washing machine & tumble dryer. Access to the attic, uPVC double glazed window to the side, 2 radiators and doors to the driveway/garage, WC and kitchen.

WC

Obscured uPVC double glazed window to the side, WC, vanity sink unit and radiator.

Kitchen

3.56m x 2.71m (11' 8" x 8' 11") A range of matching wall & base units, work surfaces incorporating an inset sink & drainer unit. Integrated waist height electric oven & gas hob with extractor over. Tiled flooring, radiator, uPVC double glazed window to the rear and open to the dining room.

Dining Room

3.96m x 2.78m (13' 0" x 9' 1") UPVC double glazed bay window to the rear, radiator and sliding patio doors to the rear garden.

Bedroom 2

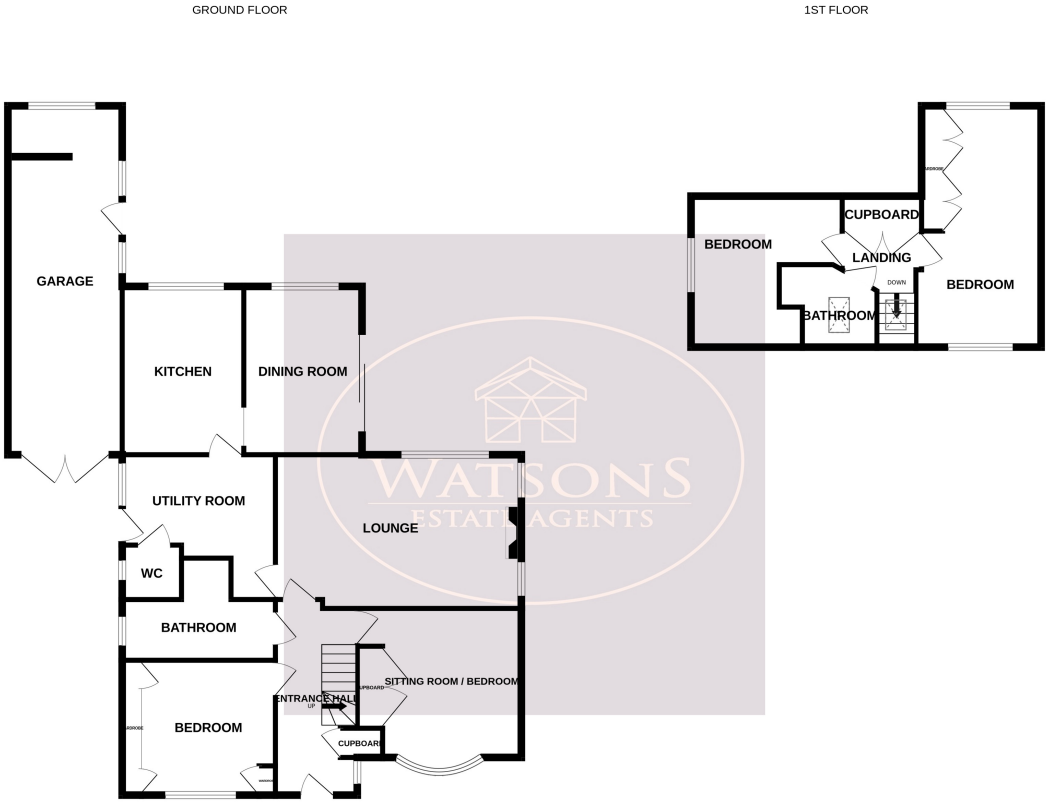
3.70m x 3.07m (12' 2" x 10' 1") UPVC double glazed window to the front, a range of fitted furniture and radiator.

Bedroom 3

3.49m x 3.26m (11' 5" x 10' 8") UPVC double glazed bay window to the front and radiator.

Bathroom

4 piece suite in white comprising WC, vanity sink unit, bath and shower cubicle. Obscured uPVC double glazed window to the front, chrome heated towel rail, storage cupboard and ceiling spotlights.



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

Built in storage cupboard, velux window and doors to bedrooms 1 & 4 and shower room.

Bedroom 1

5.72m x 3.14m (18' 9" x 10' 4") UPVC double glazed windows to the front & rear, fitted wardrobe, ceiling spotlights and 2 radiators.

Bedroom 4

3.67m x 3.28m (12' 0" x 10' 9") UPVC double glazed window to the side, eaves storage, ceiling spotlights and radiator.

Shower Room

3 piece suite in white comprising WC, vanity sink unit and shower cubicle. Velux window, ceiling spotlights and radiator.

Outside

To the front of the property are gravel beds with a range of plants & shrubs. A tarmacadam driveway provides ample off road parking leading to the carport and detached tandem garage with double wooden doors, power, outside tap, space for utility area to the rear with plumbed sink, electric point and space for fridge freezer. The driveway is enclosed by wall & timber fencing to the perimeter. The South West facing rear garden comprises a paved patio seating area, turfed lawn, rockery borders with a range of mature plants & shrubs and external tap. The garden 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 small bedroom and is 2 years old.