

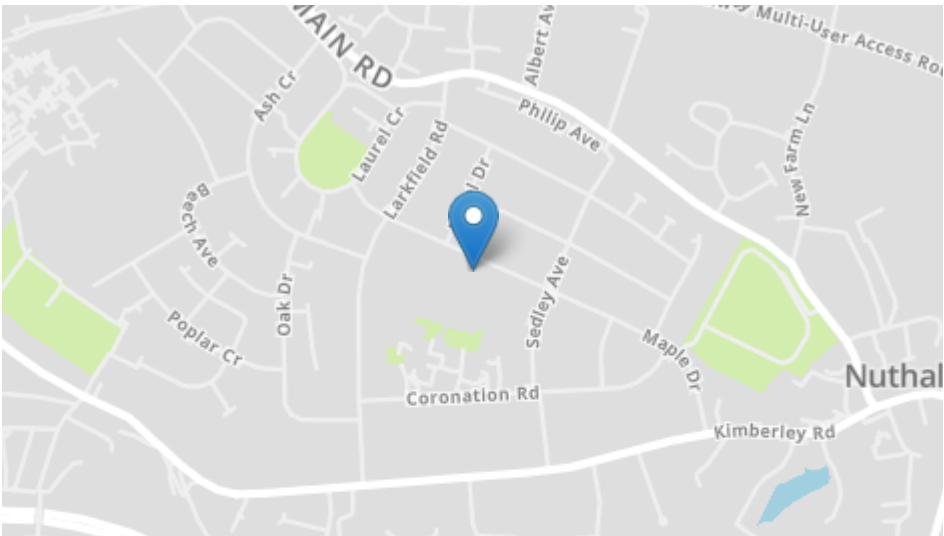
Maple Drive, Nuthall, NG16 1EH

Guide Price £230,000



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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		
England, Scotland & Wales	74	79
	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 - 29663811

Our Seller says....

- Semi Detached House
- 3 Bedrooms
- Dining Kitchen
- Conservatory
- Off Road Parking
- Popular Residential Location
- Walking Distance To Kimberley Town Centre
- Excellent Road & Public Transport Links
- 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
8am-8pm - 7days



*** GUIDE PRICE £230,000 - £240,000 *** ** STOP 'LARKING' AROUND, YOUR NEW HOME AWAITS ** Brought to the market with no upward chain, and located on the popular Larkfields estate in Nuthall, is this spacious three bedroom semi-detached property. Requiring some general modernisation, it is the perfect opportunity to add your own stamp and create your forever home. Features include a downstairs WC, conservatory, off road parking, and a private rear garden. Briefly comprising entrance porch, hallway, lounge, dining kitchen, downstairs WC, conservatory. To the first floor, three bedrooms and wet room. Outside, to the front is a driveway providing off road parking, and to the rear is a private garden. Lying in favoured school catchment, the property is within walking distance to Kimberley town centre, and excellent road links providing access to Nottingham and beyond. Contact Watsons to arrange a viewing.

Ground Floor

Porch

Brick & uPVC double glazed construction, entrance door to the side and door to the entrance hall.

Entrance Hall

Stairs to the first floor, radiator and door to the lounge.

Lounge

4.68m x 3.8m (15' 4" x 12' 6") UPVC double glazed window to the front and radiator. Door to the dining kitchen.

Dining Kitchen

4.73m x 3.46m (15' 6" x 11' 4") A range of matching wall & base units, work surfaces incorporating a sink & drainer unit. Space for cooker and plumbing for washing machine. UPVC double glazed window to the rear, radiator, door to the pantry with uPVC double glazed window and door to the conservatory.

Conservatory

5.83m x 4.78m (19' 2" x 15' 8") Brick & uPVC double glazed construction, radiator and sliding patio doors to the rear garden.

First Floor

Landing

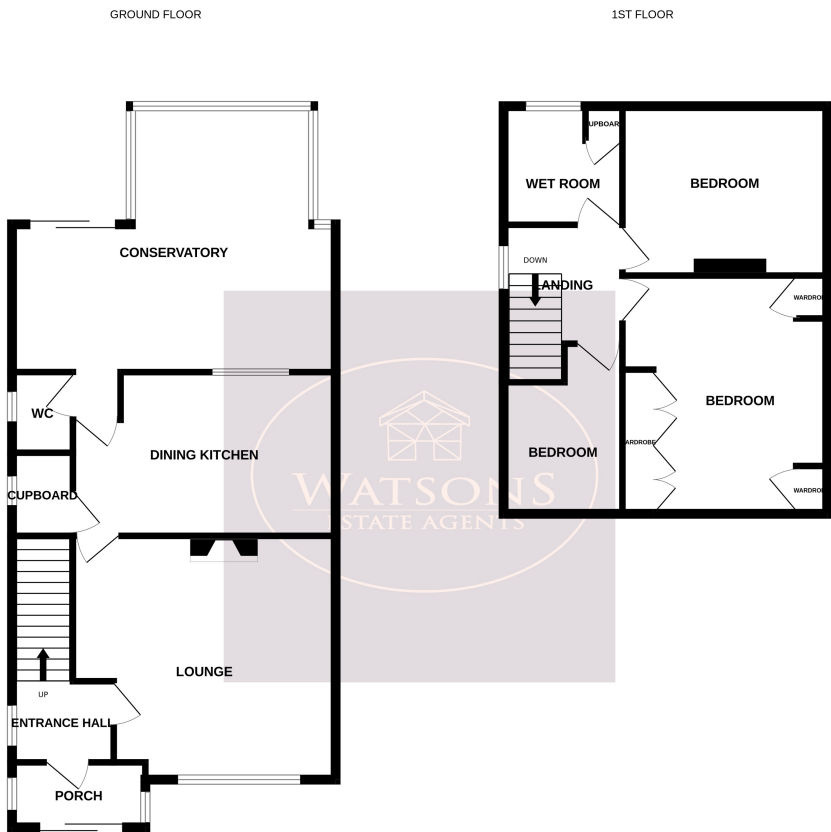
UPVC double glazed window to the side, access to the attic (fully boarded and light) and doors to all bedrooms and wet room.

Bedroom 1

3.84m x 3.47m (12' 7" x 11' 5") UPVC double glazed window to the front, fitted wardrobes and radiator.

Bedroom 2

3.59m x 3.11m (11' 9" x 10' 2") UPVC double glazed window to the rear and radiator.



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 for 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 3

2.9m x 2.2m (9' 6" x 7' 3") UPVC double glazed window to the front, storage cupboard and radiator.

Wet Room

3 piece suite in white comprising WC, pedestal sink unit and walk in shower. Obscured uPVC double glazed window to the rear, airing cupboard housing the combination boiler and radiator.

Outside

To the front of the property is a turfed lawn with flower bed borders. A paved driveway provides ample off road parking. The front is enclosed by wall & timber fencing to the perimeter and is secured by wrought iron gates. The rear garden comprises 2 generous turfed lawns and a timber built shed. The garden is enclosed by timber fencing to the perimeter with gated access to the side.

Agents Note

The vendor has provided us with the following information. The boiler is located in the wet room and is approximately 5 years old. It was last service in October 2025.