

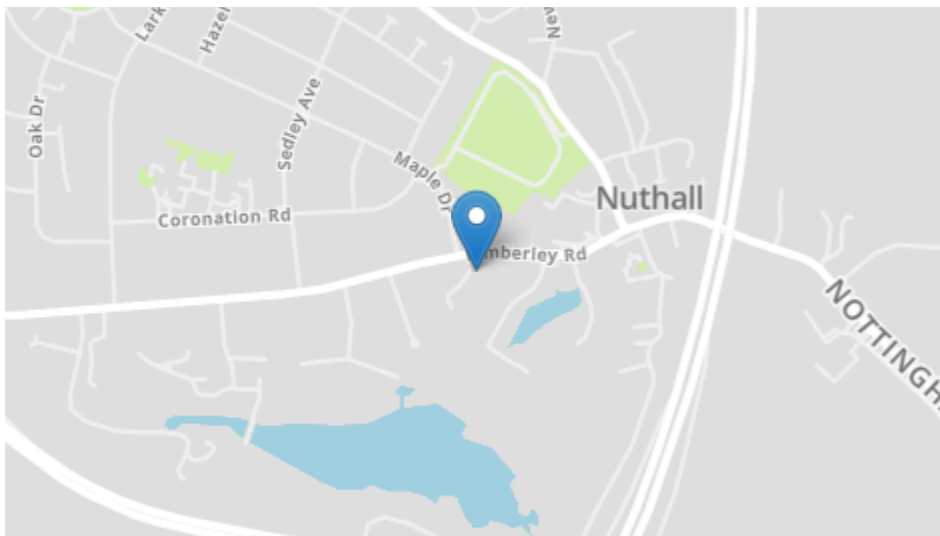
Garden Pond, Kimberley Road, Nuthall, NG16 1DA

Guide Price £750,000



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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			
		71	81
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 - 28082533

- Set within 1.7 acres of stunning grounds
- Fully Stocked Fishing Pond Covering c. 1 Acre
- 1950's Detached Family Home
- 3 Bedrooms
- Open Plan Living Space
- Separate Study/Sitting Room
- Driveway & Detached Garage
- South Facing Landscaped Gardens & Woodland
- Ample Off Road Parking & Detached Single Garage
- Potential to Extend (STPP)

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



*** GUIDE PRICE £750,000 - £800,000 *** ** THE PERFECT WATERSIDE RETREAT ** Set within approx. 1.7 acres in grounds that once formed part of the Nuthall Temple Estate, this detached family home is a home like no other. Surrounded by ever changing woodland, the pond covers just under an acre and is a fisherman's paradise, extensively stocked with carp, roach & bream. The south facing garden has been thoughtfully designed and landscaped to allow you to soak in the breathtaking view from all angles. The sense of exclusivity and privacy you get from this outdoor space is simply overwhelming. The property itself features 3 bedrooms - 2 of which have balconies overlooking the pond and grounds - and a modern open plan living space, perfect for entertaining and for busy family life. The ample outdoor space also provides potential to further extend the living accommodation as well as build additional dwelling/s (STPP). The sought after location provides easy access to schools, transport links and amenities making this an ideal choice as a forever home. Put simply, this is a house that MUST BE VIEWED! For more information, call our experienced team.

THE PROPERTY

Ground Floor

Entrance Hall

Entrance door to the front, stairs to the first floor, radiator and doors to the study, cloakroom and breakfast kitchen.

Lounge Diner

7.5m x 4.98m (24' 7" x 16' 4") 4 uPVC double glazed windows to the side, uPVC double glazed window to the rear, 2 velux windows, 3 radiators and sliding patio door to the rear garden and double doors to the study.

Breakfast Kitchen

6.41m into the bay x 3.91m (21' 0" x 12' 10") Bespoke fitted kitchen providing a wide range of shaker style wall and base with work surfaces incorporating a 1.5 ceramic sink and drainer units. Integrated appliances to include: NEFF waist height oven, microwave, warming drawer, full height fridge, full height freezer and dishwasher. Central island with inset 5 ring gas hob, further drawer units and breakfast bar with seating for two. UPVC double glazed bay window to the front, uPVC double glazed window and door to the side, radiator and open plan to the dining area.

Study

3.66m x 3.49m (12' 0" x 11' 5") 2 uPVC double glazed windows to the side, radiator and real flame gas fire with marble back and hearth and wooden surround.

First Floor

Landing

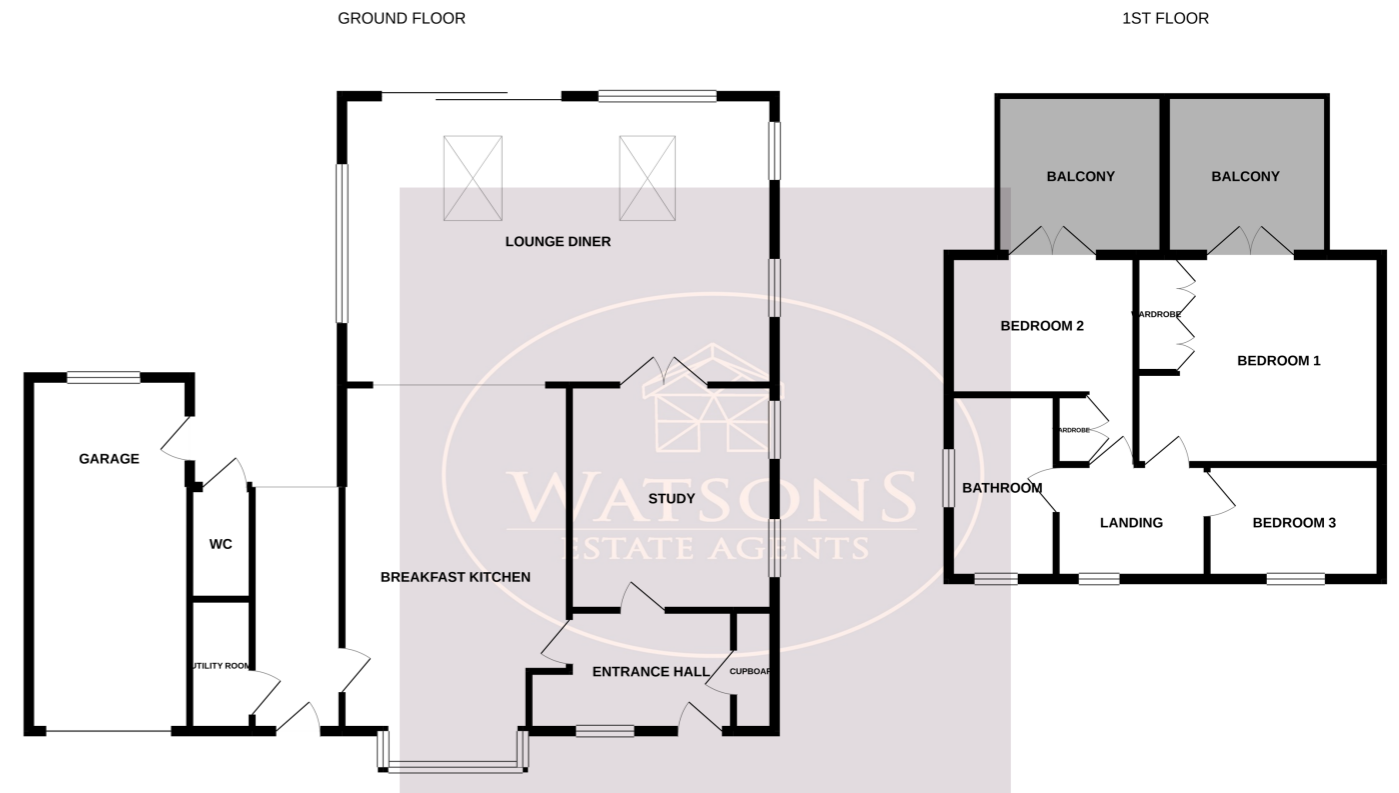
UPVC double glazed window to the side, radiator and access to the attic (fully boarded, with drop down ladder and housing the combination boiler).

Bedroom 1

4.25m x 3.62m (13' 11" x 11' 11") UPVC double glazed window to the side, fitted wardrobes, radiator and French doors to the balcony with views over the lake & grounds.

Bedroom 2

3.3m x 2.39m (10' 10" x 7' 10") UPVC double glazed window to the side, fitted wardrobes, radiator and French doors to the balcony with views over the lake and grounds.



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 3

3.05m x 1.93m (10' 0" x 6' 4") UPVC double glazed window to the front and radiator.

Bathroom

4 piece suite in white comprising WC, vanity sink unit, Whirlpool bath and corner shower cubicle with mains fed shower. Porcelain tiled flooring with under floor heating, chrome heated towel rail and obscured uPVC double glazed windows to the front and side.

OUTSIDE

To the front of the property a driveway provides ample off road parking and leads to a detached garage measuring 6.13 x 2.67, with up and over door, light and power. A shared driveway adjacent to number 19 Kimberley Road provides access to the side of the grounds allowing for further parking provisions if required. Gated access from the front leads to a covered walkthrough which in turn gives access to the utility room - with plumbing for a washing machine and a separate WC.

THE GROUNDS

Set in approximately 1.7 acres, the grounds were once part of the Nuthall Temple Estate, which was built between 1754 and 1757. The nearby popular family pub restaurant, 'The Three Ponds' is known to take its name from a series of water features in the grounds of Nuthall Temple known as the Garden Pond, the Middle Pond and the Dog Kennel. They were in ancient quarries where stone had been dug for building St.Patrick's church and the manor house. Only the Garden Pond remains today. The private drive to the left of the property is lined with yew trees to one side and was once used by the squires, their families and guests as they walked from the temple to the church.

The formal gardens cover approximately half an acre and the rest is occupied by a small wood. Features include a greenhouse, shed, boathouse and several seating spots, allowing you to enjoy the sun through various times of the day.

THE POND

The pond covers just under an acre of the grounds and is fed by water from a natural spring and the overflow from Temple lake, via a stream. It was fully dredged in 2008 to a depth of up to 5 feet. The pond is extensively stocked with Carp, Roach, Bream and Tench, Perch & Pike and fishing platforms have also been erected to allow access to all fishing spots.