

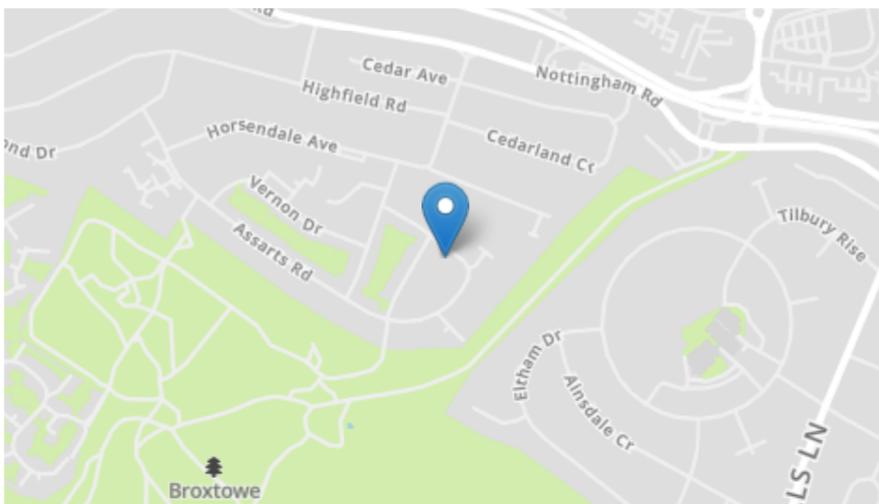
Harcourt Crescent, Nuthall, NG16 1AT

Offers Over £300,000



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- Detached Family Home
- 3 Bedrooms
- Generous Lounge Diner
- Conservatory
- Downstairs WC
- Private Rear Garden
- Off Road Parking & Carport
- Excellent Road & Public Transport Links Including Tram

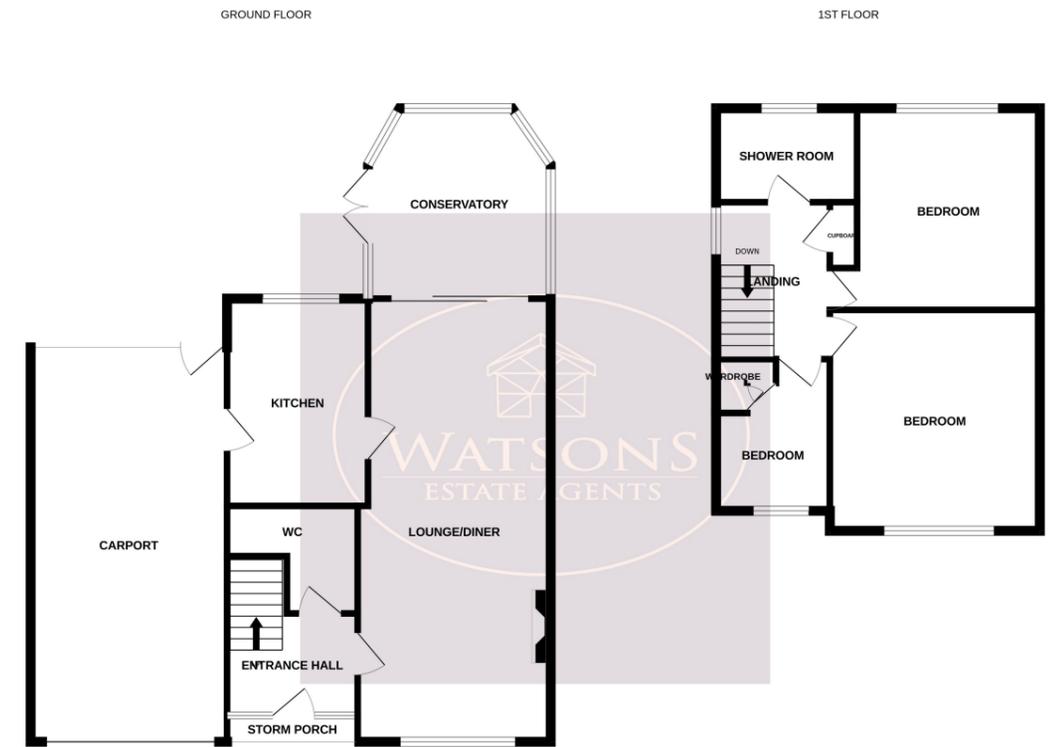
Our Seller says....

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\*\*\* MORE THAN MEETS THE EYE ON HARCOURT CRESCENT \*\*\* This wonderful, much loved family home is located on the popular Horsendale estate in Nuthall, and offers buyers so much, including a generous lounge/diner, conservatory, a downstairs WC, off road parking, three bedrooms, and a stunning private rear garden with a stream at the bottom, perfect for families to grow into. Briefly comprising; storm porch, entrance hallway, downstairs WC, lounge/diner, conservatory, kitchen. To the first floor, three bedrooms and shower room. Outside, the property is located in a cul-de-sac position on Harcourt Crescent, with a driveway to the front providing ample off road parking and leading to a car port. The rear garden is a particular feature of the property, beautifully landscaped and of generous proportions, with a stream at the bottom. Nuthall offers buyers well regarded schools close by, excellent transport and commuter links with the M1 and A610, along with bus and tram links. There are shops nearby, along with the surrounding town of Kimberley for further amenities and a supermarket. Contact Watsons to arrange a viewing.

## First Floor

### Storm Porch

Composite door to the entrance hall.

### Entrance Hall

2 uPVC obscured double glazed windows to the front, radiator, stairs to the first floor and doors to the lounge and WC.

### WC

WC and vanity sink unit. Extractor fan and under stairs storage.

### Lounge Diner

8.19m x 3.18m (26' 10" x 10' 5") UPVC double glazed bay window to the front, feature fire place with inset space for fire, radiator, sliding patio doors to the conservatory and door to the kitchen.

### Kitchen

3.69m x 2.62m (12' 1" x 8' 7") A range of matching wall & base units, work surfaces comprising a stainless steel sink & drainer. Integrated double electric oven & 5 ring gas hob with extractor over. Plumbing for washing machine, radiator, tiled flooring and door to the car port.

### Conservatory

3.45m x 3.36m (11' 4" x 11' 0") Brick & uPVC double glazed construction, radiator and French doors to the rear garden.

## First Floor

### Landing

UPVC double glazed window to the side, airing cupboard, access to the attic (fully boarded with drop down ladder and uPVC double glazed window).

### Bedroom 1

4.07m x 3.56m (13' 4" x 11' 8") UPVC double glazed window to the front and radiator.

### Bedroom 2

3.61m x 3.0m (11' 10" x 9' 10") UPVC double glazed window to the rear and radiator.

### Bedroom 3

2.81m x 2.05m (9' 3" x 6' 9") UPVC double glazed window to the front, fitted wardrobe and radiator.

### Shower Room

3 piece suite in white comprising WC, vanity sink unit and shower cubicle. Obscured uPVC double glazed window to the rear and radiator.

### Outside

To the front of the property, a block paved driveway provides ample off road parking leading to the carport with up & over door. The rear garden offers a good level of privacy and comprises a paved patio seating area, turfed lawn, flower bed borders with a range of plants & shrubs and green house. Other features include a stream to to rear of the garden. 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 loft and is 3 years old. It was last serviced in January 2026.