

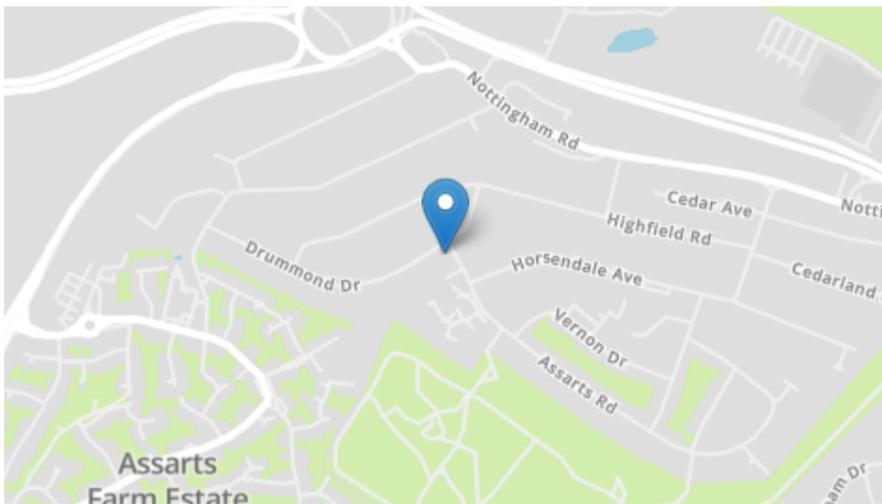
Drummond Drive, Nuthall, NG16 1BJ

Offers Over £450,000



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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	65	80
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



- Extended Detached Family Home
- 5 Bedrooms
- 3 Reception Rooms
- Utility Room & Downstairs WC
- 2 En Suites & Family Bathroom
- Conservatory
- Ample Off Road Parking, Double Garage & Further Secure Parking
- South Facing Rear Garden
- Excellent Road & Public Transport Links Including Tram
- Favoured School Catchment

Our Seller says....

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 - 30072692

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



*** DRUMROLL FOR DRUMMOND! *** Located on one of the most desirable streets in the Horsendale area of Nuthall, this detached home has been extended to provide 4 DOUBLE bedrooms (2 en suites) plus 1 large single, 3 reception areas and downstairs wc. With excellent transport links & favoured school catchments, it is perfect for families. The generous accommodation comprises in brief: porch, entrance hall, lounge, dining area, kitchen, utility room, WC and study/playroom. Upstairs, the stairs split at the top to access the 5 well proportioned bedrooms (2 en suites) and family bathroom. Outside, as well as a driveway and double garage to the front providing great off street parking, there is also side access to the rear garden for further hard-standing which would be ideal for caravan or motor home storage. The South-facing lawned rear is a nice size and enjoys a high level of privacy - a great place to enjoy the summer sun, whilst there is also a play park within a short walk. This superb home just awaits it's next family to make it theirs, so call us now on 01159385577 (option 1) to arrange a viewing.

Ground Floor

Porch

Composite entrance door to the front, uPVC double glazed windows to the front and door to the entrance hall.

Entrance Hall

Radiator, stairs to the first floor, under stairs storage cupboard and doors to the dining room and breakfast kitchen.

Dining Room

4.33m into the bay x 3.94m (14' 2" x 12' 11") UPVC double glazed bay window to the front and radiator. Open to the lounge.

Lounge

4.37m x 3.65m (14' 4" x 12' 0") Wooden fire place surround with a real flame gas fire, radiator. Sliding patio doors to the conservatory.

Conservatory

3.25m x 3.16m (10' 8" x 10' 4") Brick & uPVC double glazed construction, pitched roof, ceiling fan, exposed brickwork, tiled flooring and uPVC double glazed door to the rear garden.

Kitchen

4.23m x 2.68m (13' 11" x 8' 10") A range of matching wall & base units, works surfaces incorporating an inset double stainless steel sink & drainer unit. Integrated waist height double electric oven & 5 ring gas hob with extractor over. Breakfast bar, low level fan heater, tiled flooring. Door to the utility room.

Utility Room

3.63m x 2.05m (11' 11" x 6' 9") UPVC double glazed window to the rear, plumbing for washing machine & dishwasher, wood effect laminate flooring, wall mounted boiler. Doors to the rear garden, garage, WC and study/playroom.

WC

Obscured uPVC double glazed window to the rear and WC & sink unit.

Study/Playroom

3.68m x 2.78m (1.8m min) (12' 1" x 9' 1") UPVC double glazed windows to the rear & side and radiator.

First Floor

Landing

Access to attic x 2. Doors to all bedrooms and bathroom.

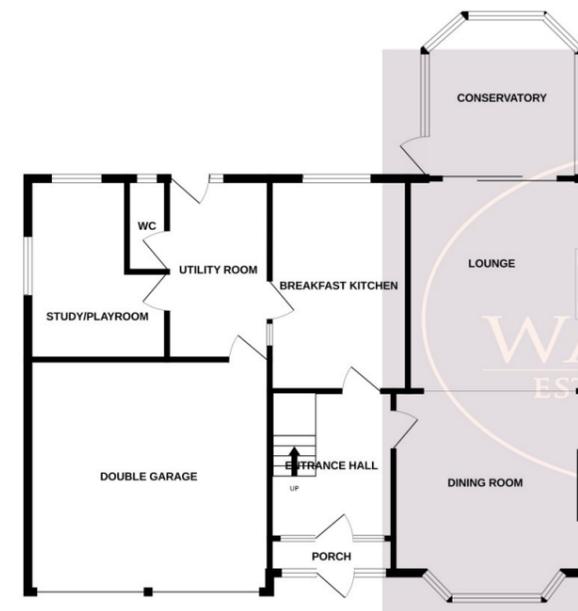
Primary Bedroom

4.96m x 4.63m (2.78m min) (16' 3" x 15' 2") 2 uPVC double glazed windows to the front, fitted wardrobes, 2 radiators and door to the en suite.

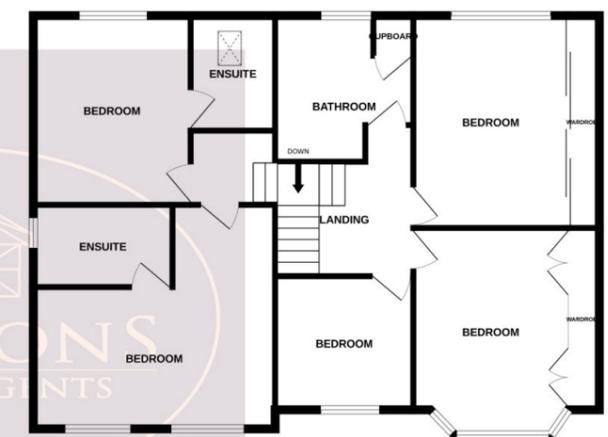
En Suite

3 piece suite in white comprising concealed cistern WC, vanity sink unit and shower cubicle with electric shower over. Obscured uPVC double glazed window to the side, chrome heated towel rail and extractor fan.

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 2

4.38m into the bay x 3.4m (14' 4" x 11' 2") UPVC double glazed bay window to the front, fitted furniture, 2 radiators.

Bedroom 3

4.25m x 3.68m (13' 11" x 12' 1") UPVC double glazed window to the rear, wall to wall sliding door wardrobes and radiator.

Bedroom 4

3.81m x 3.14m (12' 6" x 10' 4") UPVC double glazed window to the rear and radiator. Door to the en suite.

En Suite

3 piece suite in white comprising concealed cistern WC, vanity sink unit and shower cubicle with electric shower. Chrome heated towel rail and extractor fan. Velux window.

Bedroom 5

2.7m x 2.58m (8' 10" x 8' 6") UPVC double glazed window to the front, wood effect laminate flooring and radiator.

Bathroom

Newly fitted 3 piece suite in white comprising WC, vanity sink unit and bath with electric shower over. Airing cupboard housing the hot water tank. Obscured uPVC double glazed window to the rear and radiator.

Outside

To the front of the property is a block paved driveway providing ample off road parking leading to the 2 garages measuring 5.14m x 4.59m with 2 electric roll up doors and power. The front is enclosed by wall & timber fencing to the perimeter. There is further parking to the rear of the property and is secured by electric gates. The low maintenance, South facing rear garden offers a good level of privacy and comprises a block paved patio seating area, turfed lawn, timber built shed, brick built fish pond, external tap and 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 utility room, it is 10 years old and was last serviced 2025.