

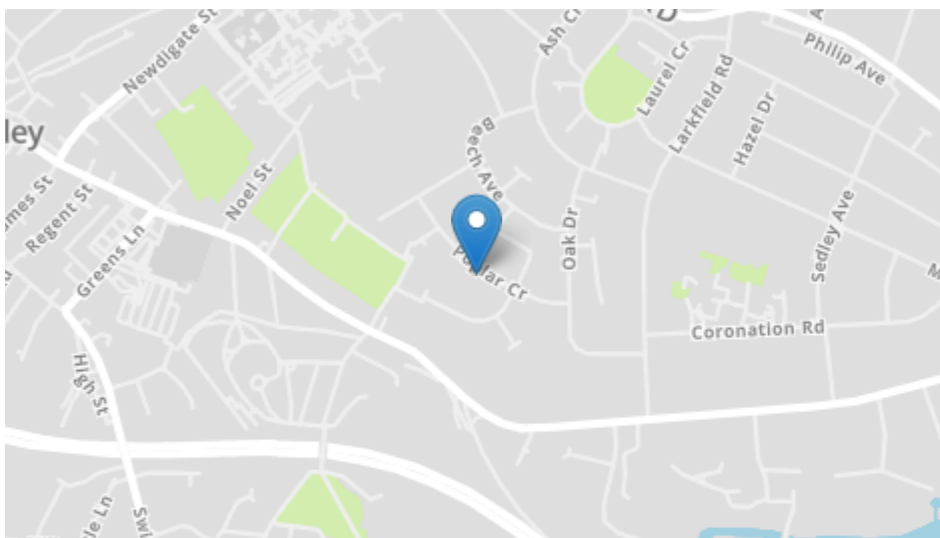
Poplar Crescent, Nuthall, NG16 1FE

Guide Price £220,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		87
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	33	
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



- Semi Detached Family Home
- 2 DOUBLE Bedrooms
- Newly Fitted Dining Kitchen & Family Bathroom
- Downstairs WC
- Driveway
- South Facing Rear Garden
- Excellent Road & Public Transport Links
- No Upward Chain
- Refurbished

Our Seller says....

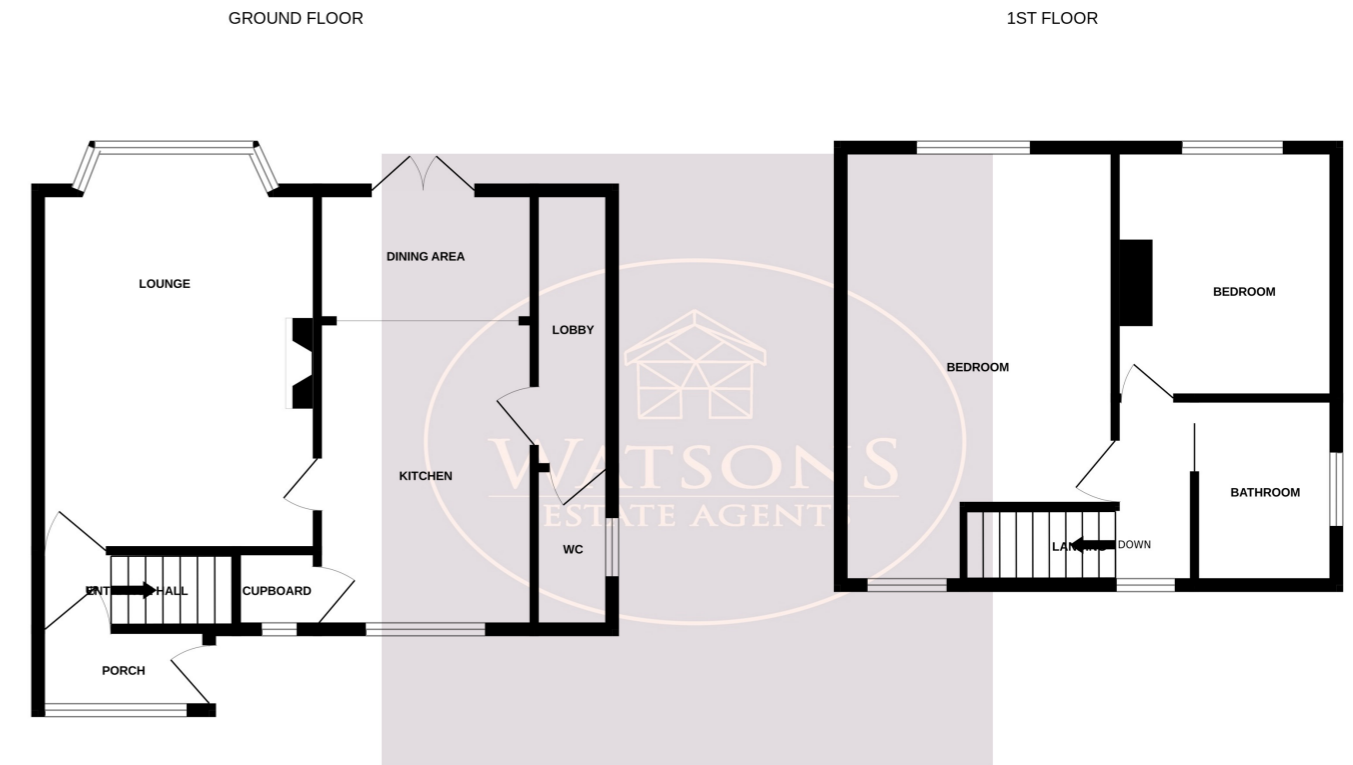
want to view?
 Call us on 0115 938 5577
 Our lines are open 8am - 8pm
 7 Days a week
 or email
 mail@watsons-residential.co.uk
 Ref - 29692268

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



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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*** GUIDE PRICE £220,000 - £230,000 *** THIS ONE IS GOING TO BE 'POPLAR' FOR FIRST TIME BUYERS! *** Having recently been refurbished, this brilliant two bedroom semi-detached property would make an ideal first time buy. Located on the well regarded 'Larkfields' estate in Nuthall, nearby are excellent amenities, transport links and favoured schools. Features include a generous lounge, downstairs WC, off road parking, and a private south-facing rear garden. Brought to the market with no upward chain. Briefly comprising; entrance porch, hallway, lounge, open plan dining kitchen, rear lobby, downstairs WC. To the first floor, two double bedrooms and bathroom. Outside, there is a driveway providing off road parking, and a private, low maintenance, south-facing garden. Don't miss a great opportunity to get onto the ladder, contact Watsons to arrange a viewing.

Ground Floor

Porch

UPVC construction, door to the side and door to the entrance hall.

Entrance Hall

Stairs to the first floor and door to the lounge.

Lounge

4.81m into the bay x 3.35m (15' 9" x 11' 0") UPVC double glazed window to the rear, feature fire and 2 vertical radiators. Door to the dining kitchen.

Dining Kitchen

3.56m x 2.84m (11' 8" x 9' 4") A range of matching wall & base units, work surfaces incorporating an inset sink & drainer unit. Integrated waist height electric oven & hob with extractor over. Plumbing for washing machine, wood effect laminate flooring, ceiling spotlights, vertical radiator and uPVC double glazed window to the front. Understairs storage/walk in pantry, radiator. Door to the lobby and French doors to the rear garden.

Side Lobby

Doors to the WC and useful storage space.

WC

WC, wood effect laminate flooring and obscured uPVC double glazed window to the side.

First Floor

Landing

UPVC double glazed window to the front, doors to both bedrooms and bathroom. Vertical radiator.

Bedroom 1

4.32m x 3.31m (14' 2" x 10' 10") UPVC double glazed window to the rear and vertical radiator.

Bedroom 2

3.56m x 2.89m (2.49m min) (11' 8" x 9' 6") UPVC double glazed window to the rear and vertical radiator.

Bathroom

3 piece suite comprising pedestal WC, pedestal sink unit and freestanding bath. Obscured uPVC double glazed window to the rear, chrome heated towel rail, tiled flooring and ceiling spotlights.

Outside

To the front of the property is a turfed lawn, flower bed borders with a range of plants & shrubs. A tarmac driveway running alongside the property provides off road parking. The driveway is enclosed by hedge and timber fencing to the perimeter. The low maintenance, South facing rear garden comprises a paved patio, raised flower bed borders with a range of plants & shrubs, gravel beds, artificial lawn, 2 uncovered pergolas 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 and is brand new.