

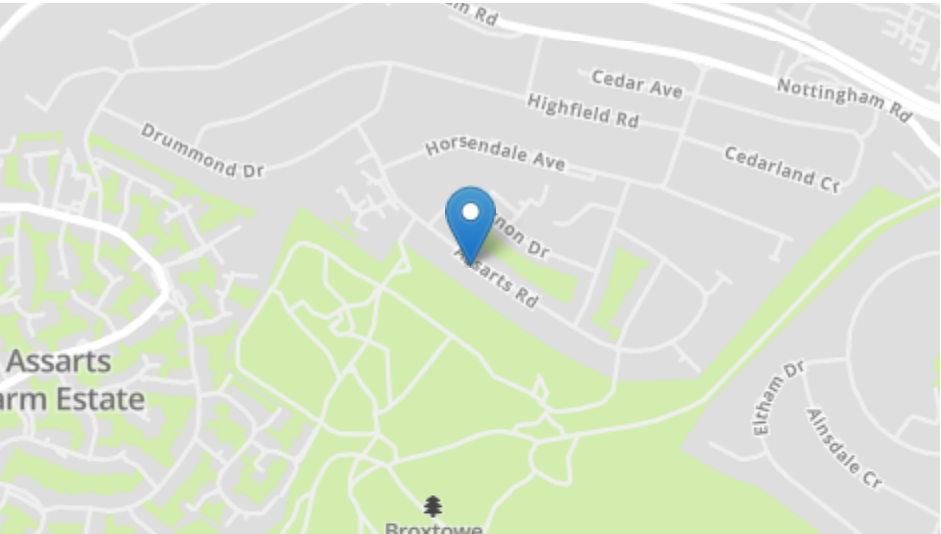
Assarts Road, Nuthall, NG16 1AP

Offers Over £280,000



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		89
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



- Detached Bungalow
- 2 Double Bedrooms
- Generous Lounge
- Off Road Parking & Garage
- Private South West Facing Rear Garden
- Popular Residential Location
- Ease of Access to A610 & M1
- Excellent Road & Public Transport Links

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 - 28812369

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



*** STUNNING BUNGALOW WITH BREATHTAKING VIEWS *** Nestled in a popular quiet location, this charming bungalow offers a perfect blend of comfort and natural beauty. Boasting panoramic views of the country park to the rear, it is the ideal retreat for those seeking peace and serenity. The accommodation has been very well maintained and comprises in brief: lounge, dining kitchen, lobby lobby to the 2 DOUBLE bedrooms and bathroom. Outside, the south-facing rear garden is a particularly appealing aspect of this forever home, with show-stopping views and total privacy - a lovely sanctuary to enjoy the Spring & Summer months. There is a modest lawned garden to the front and a driveway alongside leads to a detached garage to offer a good amount of off street parking, secured by wrought iron gates. There are some amenities within walking distance and transport links are excellent, with easy access to bus, tram and the M1 motorway. Call our team now to arrange a viewing.

Lounge

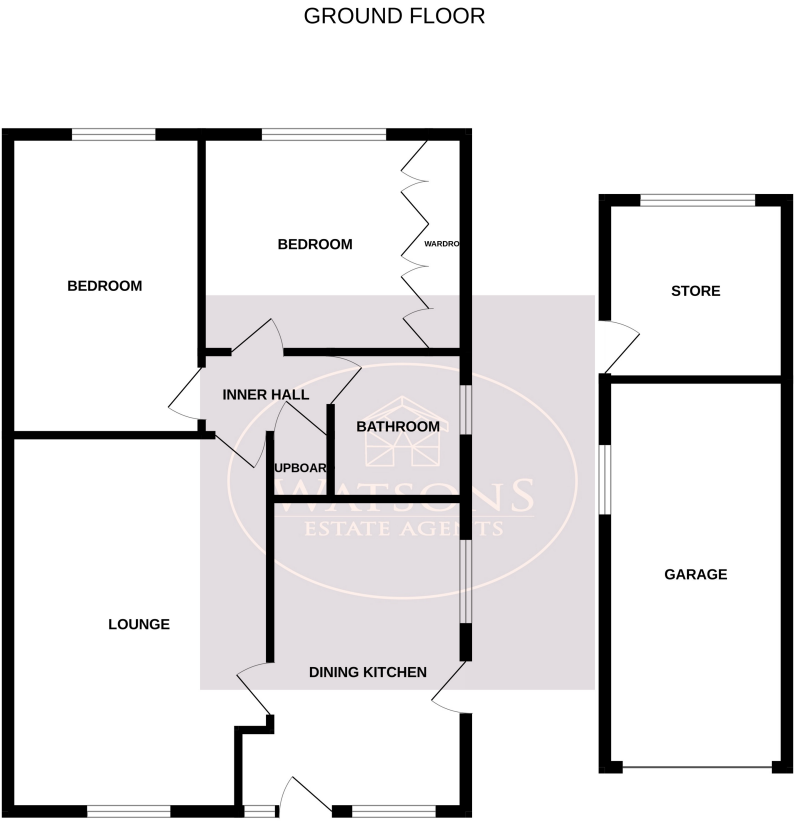
5.55m x 3.82m (18' 3" x 12' 6") UPVC double glazed window to the front, real flame gas fire, 2 radiators and door to the inner hall.

Inner Hall

Doors to the both bedrooms, bathroom and storage cupboard housing the Worcester Bosch combination boiler. Access to the attic.

Dining Kitchen

4.53m x 3.18m (2.7m min) (14' 10" x 10' 5") A range of matching wall & base units, work surfaces incorporating an inset stainless steel sink & drainer unit. Integrated electric oven and gas hob with extractor over. Plumbing for washing machine. UPVC double glazed windows to the side & front, uPVC double glazed entrance door to the front and door to the side.



While 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. Made with Metropix ©2025

Bedroom 1

3.82m x 2.81m (12' 6" x 9' 3") UPVC double glazed window to the rear and radiator.

Bedroom 2

3.72m to the wall x 2.8m (12' 2" x 9' 2") UPVC double glazed window to the rear, radiator and fitted wall to wall wardrobes.

Bathroom

3 piece suite in white comprising concealed cistern WC, pedestal sink unit and bath with electric shower over. Radiator and obscured uPVC double glazed window to the side.

Outside

To the front of the property are plum slate beds, flower bed borders with a range of plants & shrubs. A tarmacadam driveway provides off road parking with further secure parking behind wrought iron gates leading to the detached single garage with up & over door and power. The South West facing rear garden offers a good level of privacy and comprises a timber decking seating area, turfed lawn, flower bed borders with a range of plants & shrubs and is enclosed by hedge borders with gated access to the side.