

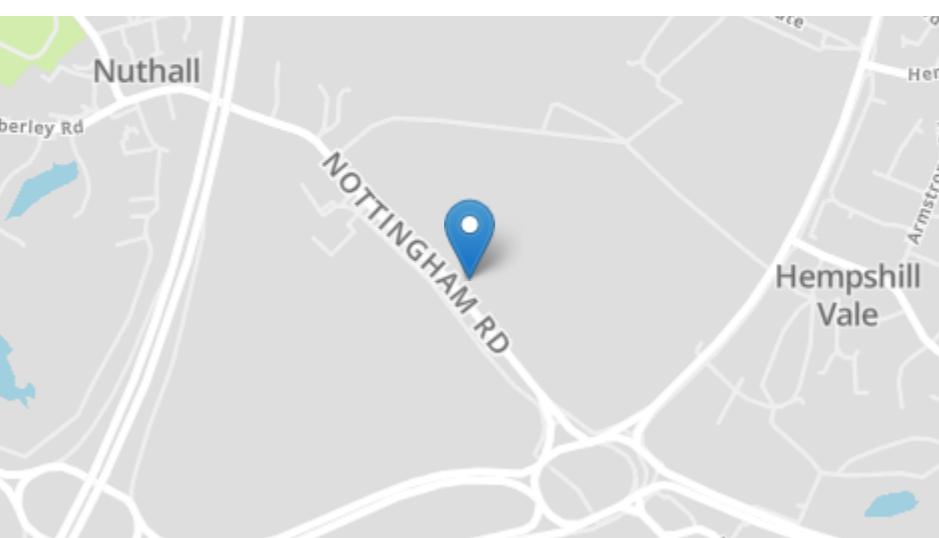
Nottingham Road, Nuthall, NG16 1DN

Offers Over £475,000



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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 - 29882550

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

- Detached Family Home
- 4 Bedrooms Plus Attic Room
- 2 Reception Rooms
- Downstairs WC & Utility Room
- Generous Plot
- Excellent Road & Public Transports Links
- Favoured School Catchments
- No Upward Chain

Our Seller says....





*** YOUR NEXT FAMILY HOME AWAITS! *** This 4 bed detached home with NO UPWARD CHAIN just awaits the lucky buyer to make it another much loved long term family home. Families will appreciate the good size bedrooms, generous plot & FAVOURED SCHOOL CATCHMENTS. In brief: porch, entrance hall, downstairs wc, sitting room, dining kitchen, lounge, conservatory and utility room completing the extensive ground floor accommodation. Upstairs, the first floor landing leads to the 4 bedroom and a superb family bathroom with 4 piece suite. Stairs up to the attic room which is currently used as a home office. In this favoured part of Nuthall, there is easy access to amenities as well as transport links including a regular bus service, tram park & ride, and the M1 motorway. This family home represents good value for money and we recommend viewing in person to appreciate. Call us on 01159385577 (option 1) to arrange and appointment.

Ground Floor

Porch

Arched uPVC double glazed door to the front, door to the cloakroom and composite entrance door to the entrance hall.

Entrance Hall

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

WC

Obscured uPVC double glazed window to the side, WC, vanity sink unit and radiator.

Sitting Room

4.9m x 3.78m (16' 1" x 12' 5") UPVC double glazed bay window to the front, real flame gas fire and radiator.

Dining Kitchen

5.31m x 3.69m (17' 5" x 12' 1") A range of matching solid oak wall & base units, work surfaces incorporating an inset sink & drainer unit. Integrated appliances to include: double electric oven & electric hob with extractor over. Plumbing for dishwasher, breakfast bar, tiled flooring, 2 uPVC double glazed windows to the side. Doors to the conservatory and lounge.

Lounge

6.19m x 3.83m (20' 4" x 12' 7") Real flame gas fire, 2 radiators and aluminium French doors to the conservatory.

Conservatory

5.29m x 2.78m (17' 4" x 9' 1") Brick & uPVC double glazed construction with polycarbonate roof, French doors to the rear garden and door to the utility room.

Utility Room

5.1m x 2.72m (16' 9" x 8' 11") Work surfaces incorporating a sink & drainer unit. Plumbing for washing machine and wall mounted boiler. Door to the rear garden.

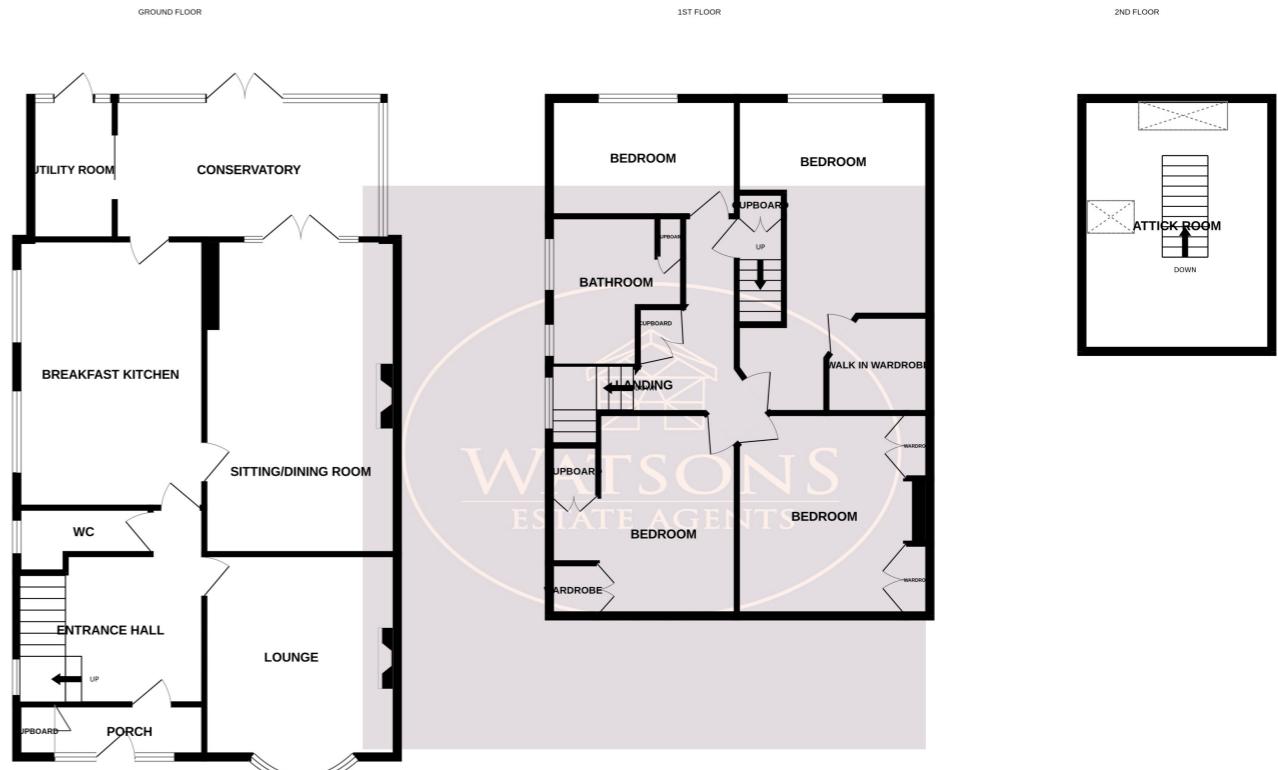
First Floor

Landing

UPVC double glazed window to the side, airing cupboard housing the hot water tank, radiator and doors to all bedrooms and bathroom. Door to the stairs to the attic room.

Bedroom 1

4.29m(6.22m max) x 2.91m (3.65m max) (14' 1" x 9' 7") UPVC double glazed window to the rear, walk in wardrobe and radiator.



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.
Made with Metropix <<2025

Bedroom 2

3.95m x 3.82m (13' 0" x 12' 6") UPVC double glazed window to the front, a range of fitted furniture including a fitted wardrobe. Radiator.

Bedroom 3

3.93m x 3.64m (12' 11" x 11' 11") UPVC double glazed window to the front, a range of fitted furniture including 2 storage cupboards and desk. Radiator.

Bedroom 4

3.65m x 2.25m (12' 0" x 7' 5") UPVC double glazed window to the rear and radiator.

Bathroom

4 piece suite in white comprising WC, pedestal sink unit, bath and shower cubicle with electric shower. 2 obscured uPVC double glazed windows to the side, chrome heated towel rail, extractor fan and ceiling spotlights.

Second Floor

Attic Room

5.15m x 3.67m (16' 11" x 12' 0") 2 velux windows and integrated eaves storage.

Outside

To the front of the property is a turfed lawn and flower bed borders with a range of plants & shrubs. A prescrete driveway to the front and running alongside the property provides ample off road parking leading to double metallic gates to the side leading to the detached garage measuring 4.62m x 3.09m with up & over door and power. The front is enclosed by hedge & timber fencing to the perimeter. The rear garden offers a good level of privacy with open views over nearby countryside and comprises a paved patio seating area, generous lawn, flower bed borders with a range of plants & shrubs and timber built summer house and greenhouse. 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 utility room and is 10 years. It was last serviced in 2025.