

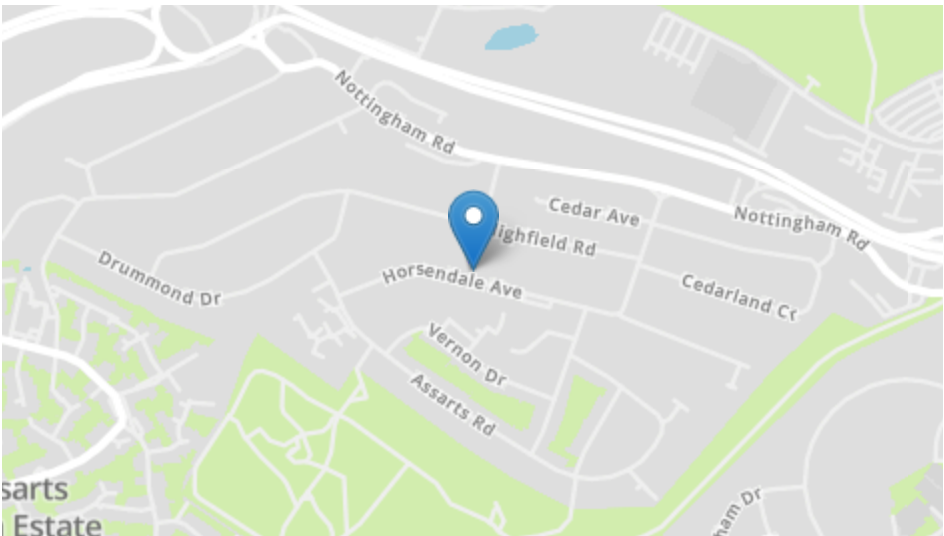
Horsendale Avenue, Nuthall, NG16 1AN

Offers Over £280,000



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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		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	63	76
England, Scotland & Wales	EU Directive 2002/91/EC	

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 - 29802142

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.



- Extended Detached Family Home
- 3 Bedrooms
- 2 Reception Rooms
- Downstairs WC & Utility Room
- Bathroom & Separate WC
- Off Road Parking & Garage
- Excellent Road & Public Transport Links Including Tram
- Ease of Access To A610 & M1
- Favoured School Catchment

Our Seller says....

40 Main Street, Kimberley, NG16 2LY
www.watsons-residential.co.uk

0115 938 5577
8am-8pm - 7days



*** A HOME TO GROW INTO *** A wonderful, much loved and extended three bedroom detached family home on the popular 'Horsendale' estate in Nuthall. Features include two reception rooms, a downstairs WC, utility, driveway, and garage. Briefly comprising; entrance porch, hallway, lounge, dining room, kitchen, utility room, downstairs WC. To the first floor, three bedrooms, shower room, and separate WC. Outside, to the front is a driveway providing off road parking, and access to the garage, and to the rear is a private garden. Located in this sought after spot in Nuthall, lying in favoured school catchment, there are nearby amenities including a local shop, bus routes, and great access to the M1 and also to the city via road and tram. The nearby town of Kimberley offers further amenities. Contact Watsons to arrange a viewing.

Ground Floor

Porch

UPVC double glazed construction. Door to the entrance hall.

Entrance Hall

Stairs to the first floor, radiator, under stairs storage and door to the lounge and kitchen.

Lounge

5.08m x 3.41m (16' 8" x 11' 2") UPVC double glazed window to the front, feature fire place with inset space for fire and radiator. Sliding doors to the dining room.

Dining Room

4.93m x 2.94m (16' 2" x 9' 8") UPVC double glazed window to the rear, uPVC double glazed window to the side and radiator.

Kitchen

3.78m x 2.74m (12' 5" x 9' 0") A range of matching wall & base units, work surfaces incorporating an inset stainless steel sink & drainer unit. Integrated electric oven & hob with extractor over, plumbing for dishwasher, tiled flooring, radiator, uPVC double glazed window to the rear and door to the utility room.

Utility Room

2.53m x 1.77m (8' 4" x 5' 10") A range of matching wall & base units. Plumbing for washing machine, wall mounted combination boiler and obscured uPVC double glazed window to the side. Door to the WC.

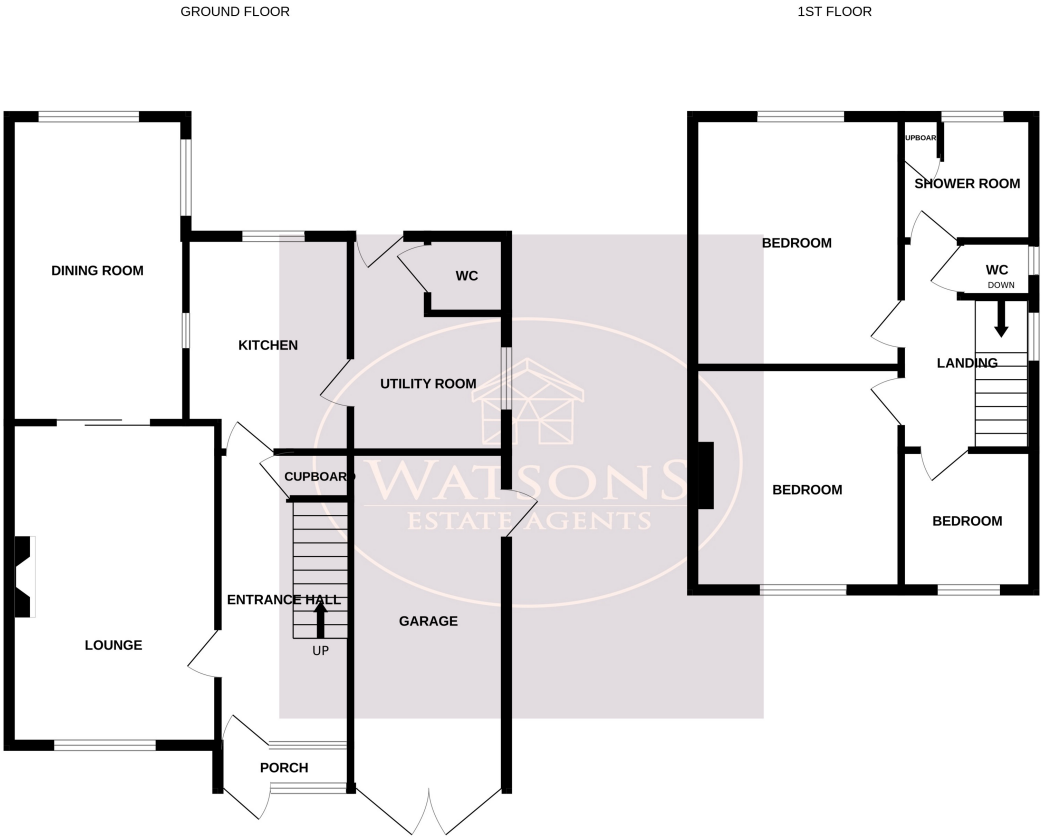
WC

WC, wall mounted sink and obscured uPVC double glazed window to the side.

First Floor

Landing

UPVC double glazed window to the side, access to the attic and doors to all bedrooms and shower room.



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 1

4.02m x 3.44m (13' 2" x 11' 3") UPVC double glazed window to the rear and radiator.

Bedroom 2

3.38m x 3.36m (11' 1" x 11' 0") UPVC double glazed window to the front and radiator.

Bedroom 3

2.51m x 2.2m (8' 3" x 7' 3") UPVC double glazed window to the front and radiator.

Shower Room

2 piece suite in white comprising pedestal sink unit and shower cubicle. Obscured uPVC double glazed window to the rear, chrome heated towel rail.

WC

WC and obscured uPVC double glazed window to the side.

Outside

To the front of the property are flower bed borders with a range of plants & shrubs. A tarmacadam driveway provides ample off road parking leading to the single garage with double doors and power. The rear garden comprises a brick paved patio seating area, turfed lawn, flower bed borders with a range of plants & shrubs and timber built shed. The garden is enclosed by wall & 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 kitchen and is 2 years old. It was last serviced in October 2025.