

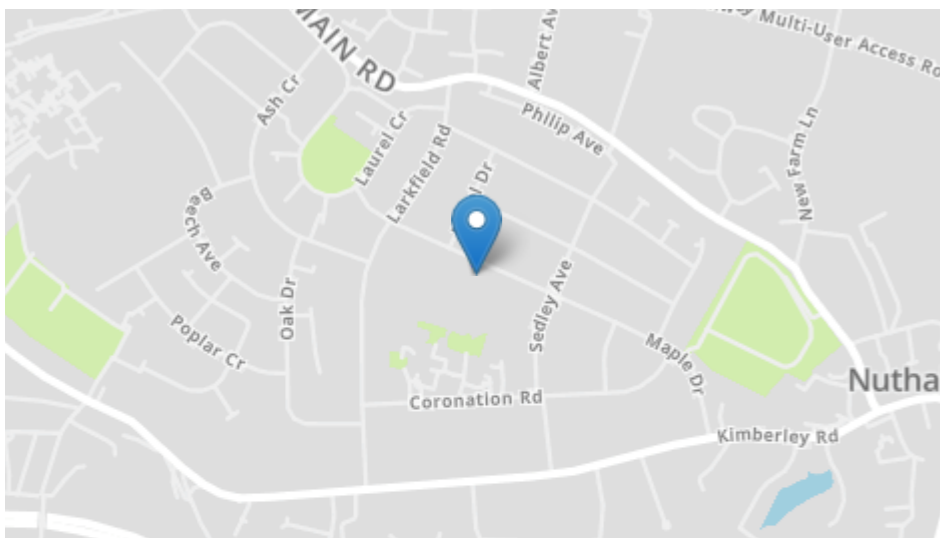
Maple Drive, Nuthall, NG16 1EH

Guide Price £220,000



Maple Drive, Nuthall, NG16 1EH

Guide Price £220,000



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 - 30096290



Our Seller says....

- Extended Semi Detached Family Home
- 2 Double Bedrooms
- 2 Reception Rooms
- Generous Modern Dining Kitchen
- Downstairs WC & Conservatory
- Private South Facing Rear Garden
- Ample Off Road Parking
- Walking Distance To Kimberley Town Centre
- Excellent Road & Public Transport Links

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



*** GUIDE PRICE £220,000 - £230,000 *** THE PERFECT STARTER HOME *** A fabulous, extended two bedroom semi-detached property located on the popular 'Larkfields' estate in Nuthall. Ideally located close to Kimberley town centre, features include two reception rooms, a downstairs WC, conservatory, ample off road parking, and a private south-facing rear garden. Briefly comprising; entrance lobby, downstairs WC, study, dining kitchen, conservatory, lounge, entrance hallway. To the first floor, two bedrooms and bathroom. Outside, to the front is a driveway providing ample off road parking, whilst to the rear there is a generous south-facing garden. The property has a number of leased solar panels giving a significant reduction in utility bills. Amenities are on your doorstep here, with Kimberley town centre close by where you'll find independent shops, a supermarket, cafe's, pubs, and much more. Transport and commuter links are a short drive away providing easy access to Nottingham, along with excellent schools. Contact Watsons to arrange a viewing.

Ground Floor

Entrance Hall

UPVC double glazed entrance door to the front, stairs to the first floor, radiator and door to the lounge.

Lounge

4.28m x 3.3m (14' 1" x 10' 10") UPVC double glazed bay window to the rear, radiator, feature fire place with inset fire, door to the dining kitchen.

Dining Kitchen

5.32m x 2.83m (17' 5" x 9' 3") A range of matching wall & base units, work surfaces incorporating an inset sink & drainer unit. Integrated waist high electric oven & hob with extractor over. Plumbing for washing machine, radiator, tiled flooring, breakfast bar. UPVC double glazed window to the front, door to the storage cupboard with uPVC double glazed window to the side. French doors to the conservatory and door to the lobby

Conservatory

3.75m x 3.27m (12' 4" x 10' 9") Brick & uPVC double glazed construction, tiled flooring, radiator, plumbing for tumble dryer and French doors to the the rear garden.

Lobby

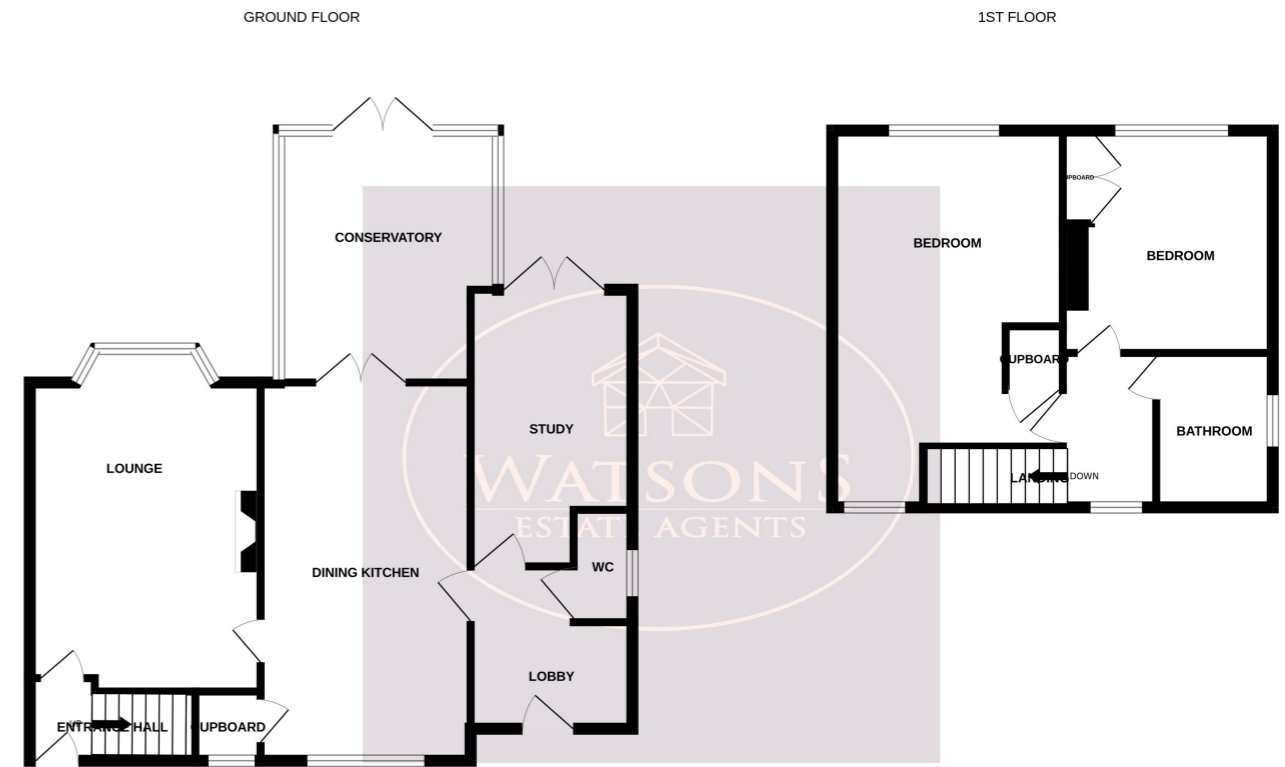
Doors to the WC & study. Wood effect laminate flooring. Door to the front leading to the driveway.

WC

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

Study

3.99m x 2.23m (13' 1" x 7' 4") UPVC double glazed window to the side and French doors to the rear garden. Wood effect laminate flooring, ceiling spotlights, 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 ©2026

First Floor

Landing

UPVC double glazed window to the front, access to the attic (partly boarded) and doors to both bedrooms and bathroom.

Bedroom 1

5.31m x 3.31m (17' 5" x 10' 10") UPVC double glazed windows to the front & rear and radiator.

Bedroom 2

3.63m x 2.97m (11' 11" x 9' 9") UPVC double glazed window to the rear, fitted wardrobe, radiator and wood effect laminate flooring.

Bathroom

3 piece suite in white comprising WC, vanity sink unit and bath with shower over. Tiled flooring, obscured uPVC double glazed window to the side.

Outside

To the front of the property a resin driveway provides ample off road parking. The South facing rear garden offers a good level of privacy and comprises a paved patio seating area, steps up to the turfed lawn, feature pond, raised railway sleeper beds, barked beds with a range of plants and shrub and shed. Other features include an orchard area at the bottom of the garden with a number of mature fruit trees. The garden is enclosed by wall & timber fencing to the perimeter.

Agents Note

The seller has provided us with the following information. The boiler is located in the entrance hall and is 4 months old.