

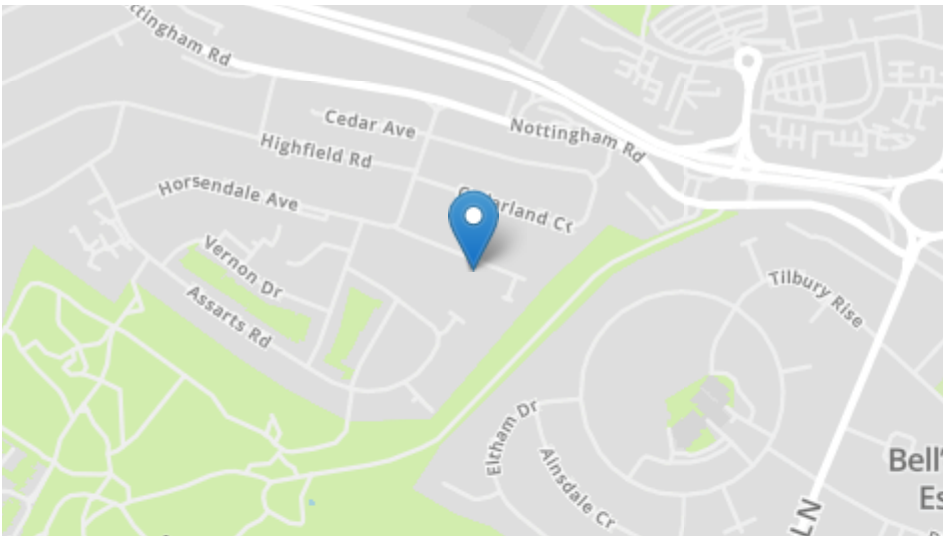
Gloucester Avenue, Nuthall, NG16 1AL

Guide Price £375,000



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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		
	66	80
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 - 29431904

- Detached Family Home
- 3 Bedrooms
- Modern Open Plan Dining Kitchen & Family Room
- Downstairs WC
- En Suite & Family Bathroom
- Driveway & Garage
- Private South West Facing Rear Garden
- Popular Residential Location
- Excellent Road & Public Transport Links Including Tram

Our Seller says....

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.



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*** GUIDE PRICE £375,000 - £400,000 *** *** A PERFECT FAMILY HOME *** This spacious traditional detached family home has three DOUBLE bedrooms & is situated on the 'Horsendale' area of Nuthall, highly sought after for its primary schools & excellent transport links. The accommodation comprises: open plan entrance hall, lounge, dining room, dining kitchen & WC. On the first floor, the landing leads to the family bathroom & 3 double bedrooms - 2 of which benefit from fitted wardrobes and primary bedroom with en suite. Outside, the well established rear garden offers an excellent level of privacy & is south west facing. To the front of the property, a driveway provides off road parking & leads to a single garage. To book your viewing appointment, call Watsons on 01159385577.

Ground Floor

Entrance Hall

UPVC double glazed stained glass windows & entrance door to the front. Karndean flooring, stairs to the first floor, vertical radiator. Open to the lounge, doors to the WC, garage & dining/kitchen/family room.

Lounge

4.1m (into the bay) x 3.85m (13' 5" x 12' 8") Lead lined uPVC double glazed bay window to the front, radiator & Radley cast iron fireplace with hearth & wooden surround. Karndean flooring and Smart lights.

Dining Kitchen

8.56m x 4.64m (reducing to 3.1m) (28' 1" x 15' 3") A range of matching wall & base units, work surfaces incorporating a stainless steel sink & drainer unit. Integrated double electric oven & hob with extractor over and dishwasher. UPVC double glazed window to the rear, Smart lights, Karndean flooring, radiator & bi fold doors with smart blinds to the rear garden. Door to the utility cupboard with plumbing for washing machine.

WC

WC, sink, Karndean flooring, extractor fan.

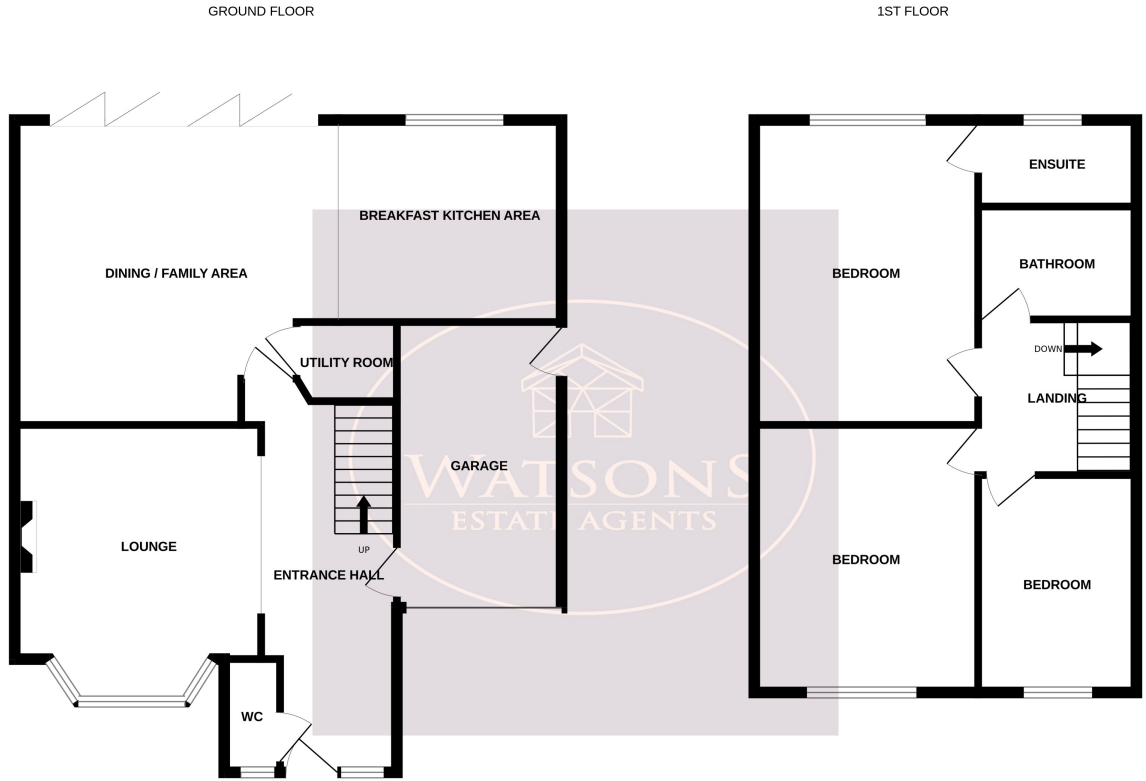
First Floor

Landing

Doors to all bedrooms & bathroom.

Primary Bedroom

4.73m x 3.57m (15' 6" x 11' 9") UPVC double glazed window to the rear, radiator & wardrobes. Door to the en suite.



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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En Suite

3 piece suite in white comprising WC, pedestal sink unit and shower cubicle. Radiator and obscured uPVC double glazed window to the rear.

Bedroom 2

4.17m x 3.53m (13' 8" x 11' 7") Lead lined uPVC double glazed window to the front, radiator & fitted wardrobes.

Bedroom 3

3.4m x 2.46m (11' 2" x 8' 1") Lead lined uPVC double glazed window to the front and radiator.

Bathroom

3 piece suite in white comprising WC, pedestal sink unit & bath with main shower over. Radiator, access to the attic.

Outside

To the front of the property, there is a driveway providing off road parking leading to a single garage with up & over door and housing the boiler. The well established rear garden comprises of a paved patio area with steps leading up to the lawn and timber built shed. The garden is enclosed by hedging & timber fencing to the perimeter and there is gated access to the side.

Agents Note

The seller has provided us with the following information: the boiler is located in the garage and is 6 years old. It was last serviced in November 2025.