

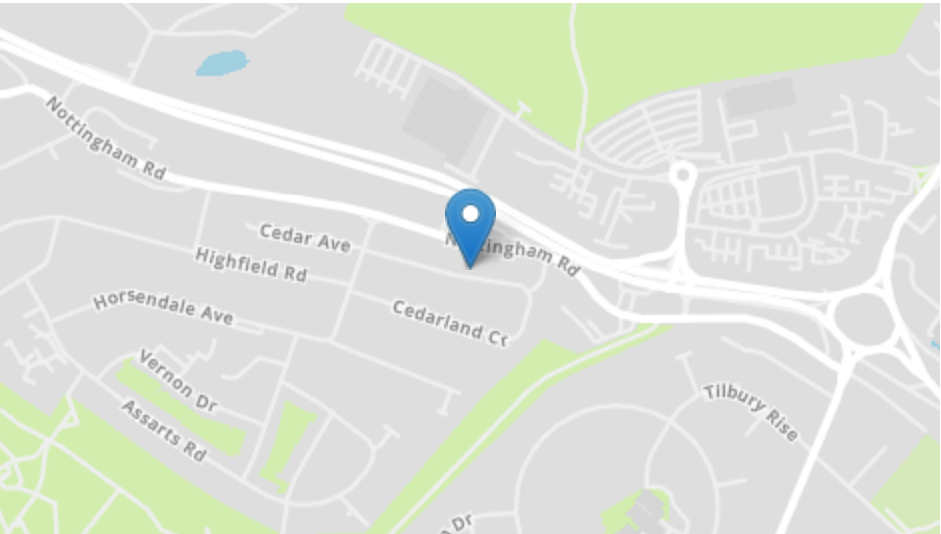
Cedarland Crescent, Nuthall, NG16 1AG

Guide Price £300,000



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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	79
England, Scotland & Wales	EU Directive 2002/91/EC	



- Detached Family Home
- 3 Bedrooms
- Generous Open Plan Lounge Diner
- Downstairs WC & Utility Room
- Ample Off Road Parking, Carport & Garage
- Private Rear Garden
- Favoured School Catchment
- Excellent Road & Public Transport Links Including Tram
- Popular Residential Location

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 - 29825394

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 £300,000 - £325,000 *** *** YOU'LL BE IN DREAMLAND ON CEDARLAND *** Located on the popular Horsendale estate in Nuthall is this delightful three bedroom detached family home. With ample off road parking, other features include a downstairs WC, utility room, car port, garage, and private rear garden. Briefly comprising; entrance hallway, downstairs WC, generous lounge/diner, kitchen, utility. To the first floor, three bedrooms and bathroom. Outside, to the front is a driveway providing off road parking, with access to the car port. The car port then leads to a detached garage, and private rear garden. With excellent access to road and transport links, the property lies close to both the M1 and the A610. The nearby town of Kimberley is a short drive away which caters for all day to day needs, and there are favoured schools on your doorstep. Contact Watsons to arrange a viewing.

Ground Floor

Entrance Hall

Composite entrance door to the front with 2 uPVC double glazed windows to the side, vertical radiator, stairs to the first floor, under stairs storage cupboard, wood effect laminate flooring, stairs to the first floor and doors to the kitchen and downstairs WC.

WC

Obscured uPVC double glazed window to the front, WC, wall mounted sink and wood effect laminate flooring.

Kitchen

3.37m x 2.97m (11' 1" x 9' 9") A range of matching wall & base units, work surfaces incorporating an inset composite sink & drainer unit. Space for cooker, plumbing and wiring for an American style fridge freezer. Wood effect laminate flooring, radiator and uPVC double glazed window to the rear. Doors to the lounge diner and car port.

Lounge Diner

7.15m x 3.43m (23' 5" x 11' 3") UPVC double glazed bay window to the front, vertical radiator and traditional radiator. French doors to the rear garden.

Car Port

7.16m x 2.63m (23' 6" x 8' 8") Door to the utility room.

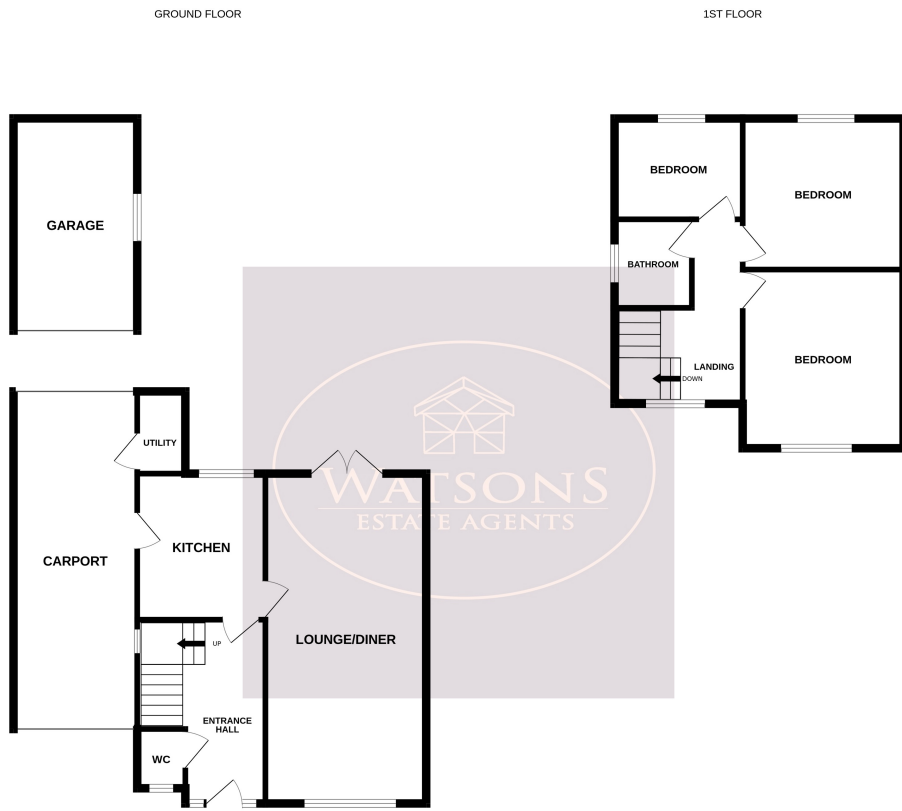
Utility Room

1.74m x 1.02m (5' 9" x 3' 4") Plumbing for washing machine.

First Floor

Landing

UPVC double glazed window to the front, access to the attic and doors to all bedrooms and bathroom.



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 02026

Bedroom 1

3.86m x 3.48m (12' 8" x 11' 5") UPVC double glazed window to the front, radiator and feature wood panel walling.

Bedroom 2

3.49m x 3.26m (11' 5" x 10' 8") UPVC double glazed window to the rear, radiator and wood effect laminate flooring.

Bedroom 3

2.76m x 2.21m (9' 1" x 7' 3") UPVC double glazed window to the rear, wood effect laminate flooring and radiator.

Bathroom

3 piece suite in white comprising WC, pedestal sink unit and bath with shower over. Chrome heated towel rail and obscured uPVC double glazed window to the side.

Outside

To the front of the property a block paved driveway provides ample off road parking leading to the carport with up & over door to the front and power and leading to detached single garage measuring 4.50m x 2.63m with up and over door, power and window to the side. The rear garden offers a good level of privacy and comprises a paved patio seating area, turfed lawn, timber built shed, outhouse housing the wall mounted combination boiler and is enclosed by hedge and timber fencing to the perimeter.

Agents Note

The seller has provided us with the following information: the boiler is located in the outbuilding and is approximately 3 years old and was last serviced in January 2026.