

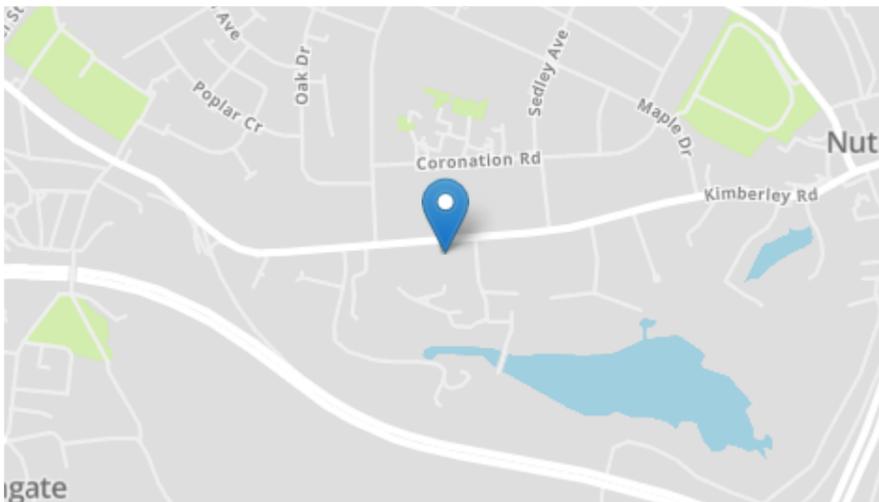
Kimberley Road, Nuthall, NG16 1DD

Offers Over £400,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



- Extended Detached Home
- 3 Bedrooms
- 2 Reception Rooms
- Downstairs WC
- South Facing Garden
- Ample Off Road Parking
- Converted Garage
- Excellent Road & Public Transport Links
- Favoured School Catchments

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 - 30061747

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



*** BAY FRONTED BEAUTY *** This beautiful detached home sits close to the Nuthall/Kimberley border. With 2 reception rooms and having been extended, it offers great space for people working from home and those who enjoy entertaining. Families will also appreciate the favoured school catchments and excellent amenities within walking distance. The accommodation in brief comprises: Entrance hallway, lounge, kitchen, dining area, upstairs, landing to the 3 good sized bedrooms and family bathroom. The south facing rear garden gives a high level of privacy and has a brick built outbuilding which would be a great study, gym or bar for summer entertaining, plus the garage which has been converted into a multi functional space which is currently used as a home office. Ample parking is available with the driveway to the front. Properties in this sought after location do not tend to hang around for long! Call our Kimberley Team to book a viewing 01159385577 Option 1.

Ground Floor

Porch

External storm canopy. UPVC double glazed French doors, Minton tiled flooring and door to the entrance hall.

Entrance Hall

Stairs to the first floor, solid oak flooring and traditional radiator. Doors to the lounge, kitchen, sitting room and WC.

WC

WC, integrated cistern sink, obscured uPVC double glazed window to the side and combination boiler.

Sitting Room

4.34m into the bay x 3.82m (14' 3" x 12' 6") Lead lined uPVC double glazed bay window to the front and radiator.

Lounge

4.08m x 3.65m (13' 5" x 12' 0") Feature brick chimney breast with inset multi fuel burner, traditional radiator and open plan to the dining area.

Kitchen

3.0m x 2.33m (9' 10" x 7' 8") A range of matching wall & base units, solid wood work surfaces with inset one & a quarter bowl ceramic sink & drainer unit. Space for Range style cooker with extractor over. Plumbing for washing machine and dishwasher. Solid oak flooring, uPVC double glazed window to the side and open plan to the dining area.

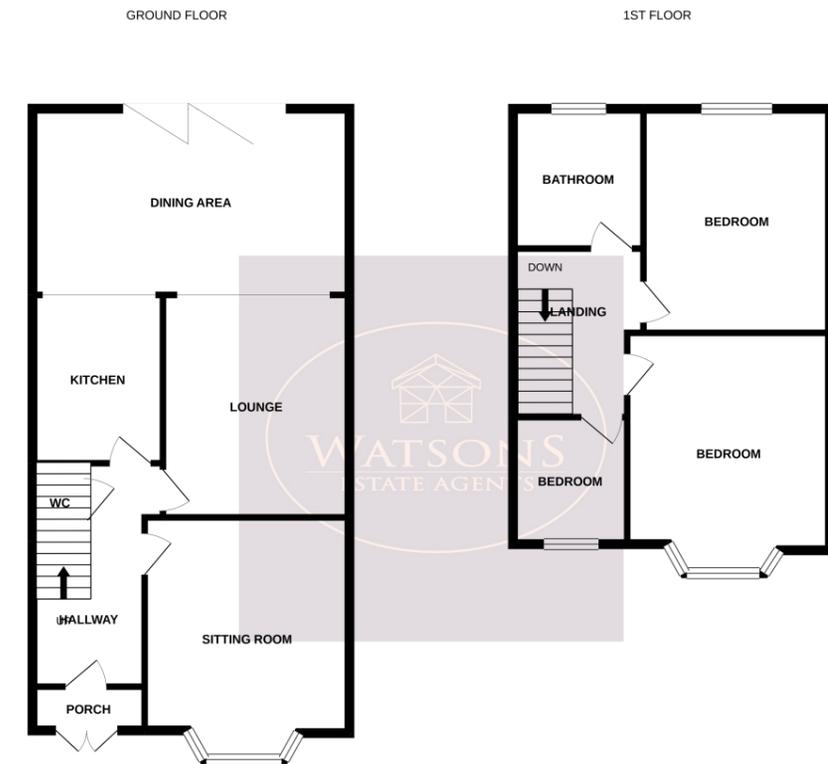
Dining Area

5.98m x 3.37m (19' 7" x 11' 1") 2 velux windows, solid oak flooring, traditional radiator. Bi folding doors to the rear garden and open plan to the lounge.

First Floor

Landing

UPVC double glazed window to the side, access to the attic (partly boarded with dropdown ladder) 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 Metropac 02/22

Bedroom 1

4.4m x 3.84m (14' 5" x 12' 7") Lead lined uPVC double glazed bay window to the front, original fire place and radiator.

Bedroom 2

3.99m x 3.65m (13' 1" x 12' 0") UPVC double glazed window to the rear, fitted double wardrobe and radiator.

Bedroom 3

2.44m x 2.14m (8' 0" x 7' 0") Lead lined uPVC double glazed window to the front and radiator.

Bathroom

4 piece suite in white comprising WC, pedestal sink unit, bath and corner shower cubicle with dual rainfall effect shower. Obscured uPVC double glazed window to the rear and chrome heated towel rail.

Outside

To the front of the property there is are shrub borders. A driveway provides ample off road parking and leads to the single detached garage measuring 5.25m x 2.1m, with light, power and uPVC double glazed window to the side. The South facing rear garden comprises of 3 paved patio areas, stable door to the garage converted into a multi functional space which is currently used as a home office, a well tended generous lawn, flower bed borders with a range of plants and shrubs. Other features included a hot tub and a brick built out house measuring 3.73m x 2.22m with power perfect for a bar, gym or study. The garden enjoys a good level of privacy and is enclosed by hedge borders with gated access to the side.

Agents Note

The seller has provided us with the following information: the boiler is located in the under stairs storage cupboard and is 7 years old. It was last serviced in July 2025.