

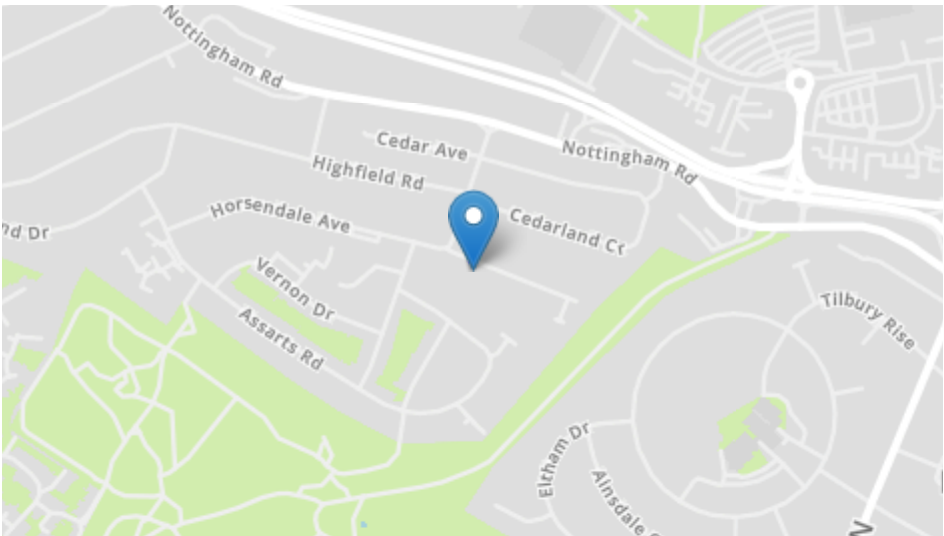
Gloucester Avenue, Nuthall, NG16 1AL

£325,000



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		87
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	66	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
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 - 29803073

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.



- Detached Family Home
- 3 Bedrooms
- 2 Reception Rooms
- Downstairs WC
- Off Road Parking & Garage
- Mature South West Facing Rear Garden
- Excellent Road & Public Transport Links Including Tram
- Cul De Sac Location
- No Upward Chain

Our Seller says....

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

0115 938 5577  
8am-8pm - 7days





\*\*\* MAKE YOUR NEXT MOVE THE BEST YET \*\*\* Brought to the market with no upward chain, on a popular cul de sac on the 'Horsendale' estate in Nuthall, is this well presented three bedroom detached property. Features include a mature large south-west facing rear garden, two reception rooms, a downstairs WC, and off road parking. Briefly comprising; storm porch, entrance hallway, lounge, dining room, kitchen, rear lobby, downstairs WC. To the first floor, three bedrooms and bathroom. Outside, to the front is a driveway providing off road parking, and to the rear is a generous south-facing garden. Nuthall offers excellent commuter routes, with the A610 and M1 close by, along with favoured schools, and the nearby town of Kimberley which caters for all day to day needs. Contact Watsons to arrange a viewing.

Ground Floor

Storm Porch

UPVC double glazed windows and entrance door to the entrance hall.

Entrance Hall

Stairs to the first floor, under stairs storage cupboard, radiator. Door to the lounge, dining room and dining kitchen. Wood effect laminate flooring. Wood effect laminate flooring.

Lounge

3.91m x 3.69m (12' 10" x 12' 1") UPVC double glazed bay window to the front, radiator. Wood effect laminate flooring, feature wood panelling and open to the dining room.

Dining Room

5.01m x 3.69m (16' 5" x 12' 1") Radiator and sliding patio doors to the rear garden. Wood effect laminate flooring.

Dining Kitchen

3.13m x 2.71m (10' 3" x 8' 11") A range of matching wall & base units, work surfaces incorporating an inset stainless steel sink & drainer unit. Integrated appliances to include waist height electric oven & hob with extractor over. Plumbing for washing machine, door to the pantry and door to the rear lobby. Vinyl flooring.

Rear Lobby

Doors to the WC and rear garden.

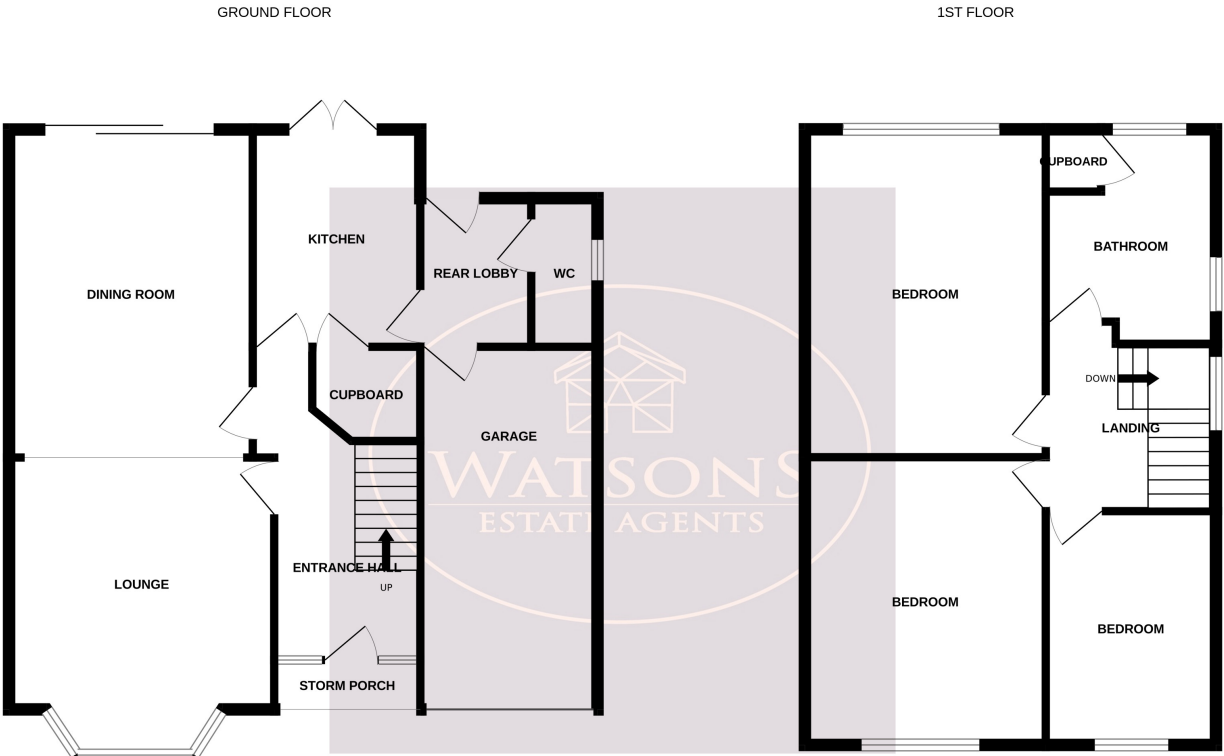
Downstairs WC

Obscured uPVC double glazed window to the side, WC, vanity sink unit. Vinyl flooring.

First Floor

Landing

UPVC double glazed window to the side and doors to all bedroom 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.  
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Bedroom 1

4.75m x 3.58m (15' 7" x 11' 9") UPVC double glazed window to the rear and radiator.

Bedroom 2

4.18m x 3.56m (13' 9" x 11' 8") UPVC double glazed window to the front and radiator.

Bedroom 3

3.32m x 2.48m (10' 11" x 8' 2") UPVC double glazed window to the front and radiator.

Bathroom

3 piece suite in white comprising WC, pedestal sink unit and corner bath with shower over. Obscured uPVC double glazed windows to the rear & side, airing cupboard housing the combination boiler, access to the attic, radiator and wood effect laminate flooring.

Outside

To the front of the property, a block paved driveway provides off road parking leading to the single garage with up & over door and power. The mature South West rear garden offers a good level of privacy and comprises a paved patio seating area, turfed lawn, flower bed borders with a range of plants & shrubs, timber built shed and is enclosed by timber fencing to the perimeter with gated access to the side.

Agents Note

The vendors has provided us with the following information: the boiler is located in the bathroom and is 5 years old. It was last serviced in 2024.