

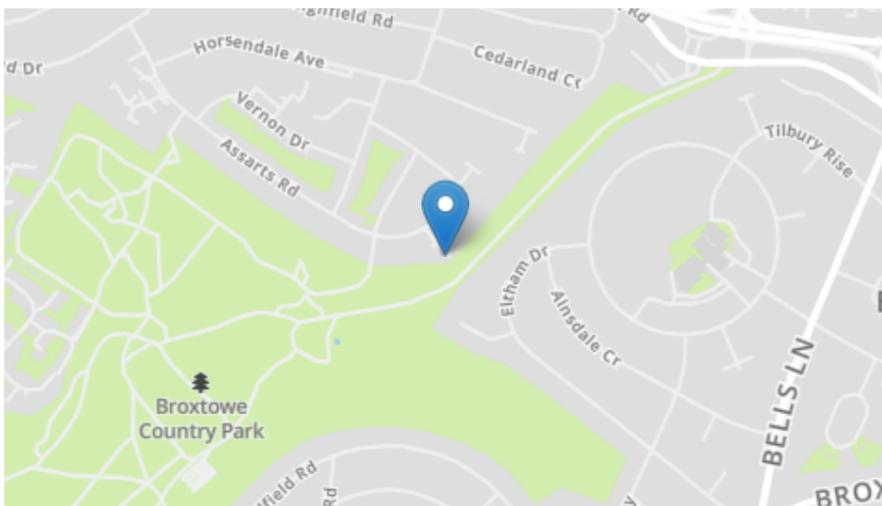
Harcourt Crescent, Nuthall, NG16 1AZ

£325,000



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- Cul De Sac Corner Position
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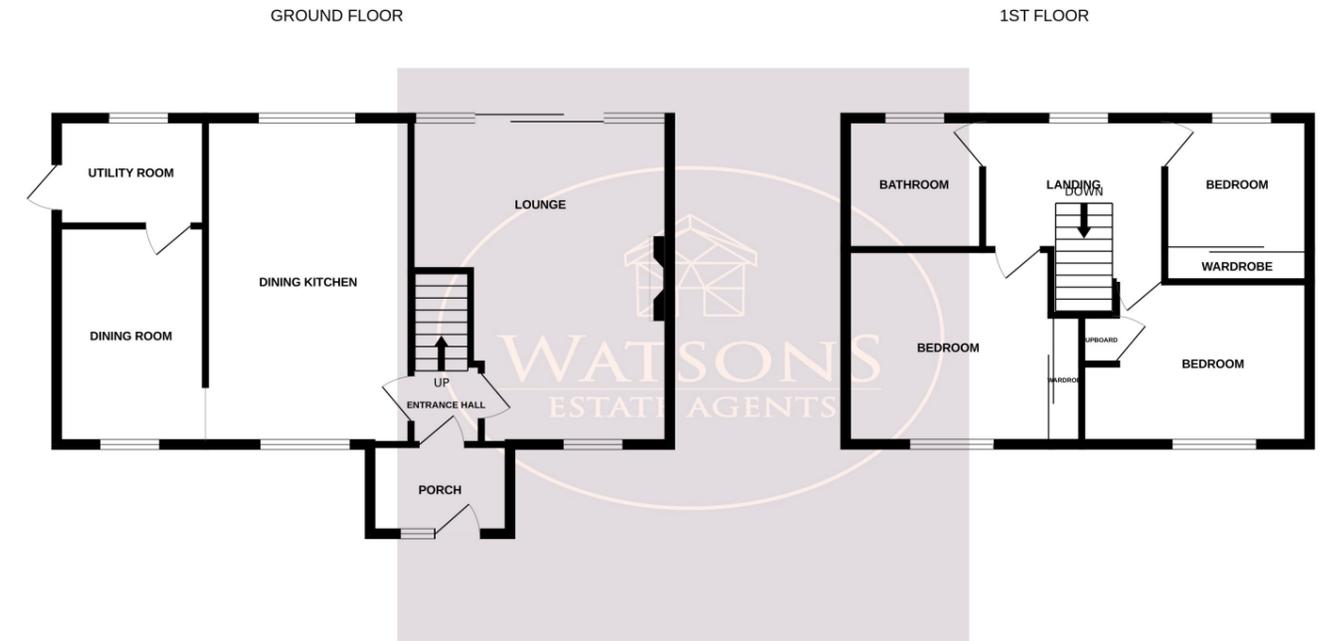
Our Seller says....

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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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\*\*\* THE WOW FACTOR \*\*\* HARCOURT CRESENT, NUTHALL \*\*\* This beautifully presented detached is situated at the head of a cul de sac on a corner plot and makes for a wonderful family home. Harcourt Crescent is located in the sought after 'Cedarlands' area of Nuthall. The accommodation comprises in brief; entrance hall, lounge, dining room, utility room and dining kitchen fitted with modern high gloss units. On the first floor, the landing leads to the 3 bedrooms and family bathroom. Outside the rear garden enjoys a woodland outlook giving this outdoor space an excellent level of privacy. The garden is lawned with a generous paved patio seating area and a further gravelled area to the side. To the front of the property a driveway provides off road parking. Harcourt Crescent is located close to a number of amenities including primary schools, family pub restaurants and convenience stores. Nearby road & transport links include bus stops serviced by the Rainbow One, Phoenix Park tram terminus and the A610 - which leads to Junction 26 of the M1. With so much to offer, we're confident this will not be on the market long. Call our Kimberley Team to book a viewing 01159385577 Option 1.

## Ground Floor

### Porch

UPVC double glazed entrance door, uPVC double glazed window to the front and door to the entrance hall.

### Entrance Hall

Stairs to the first floor, high gloss laminate flooring, stairs to the first floor and doors to the lounge and dining kitchen.

### Lounge

4.95m x 3.35m (4.52m max) (16' 3" x 11' 0") UPVC double glazed window to the front, radiator and uPVC double glazed French doors to the rear garden. Media wall with inset space for TV and feature fire.

### Dining Kitchen

4.96m x 3.28m (16' 3" x 10' 9") A range of matching white high gloss wall & base units, work wooden work surfaces incorporating a sink & drainer unit. Integrated appliances to include: electric oven & halogen hob with extractor over, fridge, freezer and dishwasher. Cupboard housing the combination boiler, high gloss laminate flooring, ceiling spotlights, radiator, uPVC double glazed windows to the front and rear and door to the utility room. Open to the dining room.

### Dining Room

3.83m x 2.54m (12' 7" x 8' 4") UPVC double glazed window to the front and door to the utility room.

### Utility Room

2.52m x 1.54m (8' 3" x 5' 1") Wooden work surface incorporating a sink & drainer unit. uPVC double glazed window to the rear, access to the roof space, plumbing for washing machine & tumble dryer and door to the rear garden.

## First Floor

### Landing

UPVC double glazed window to the rear, radiator, access to the attic (partly boarded with drop down ladder), ceiling spotlights and doors to all bedrooms and bathroom.

### Bedroom 1

3.79m (to the wall) x 3.04m (12' 5" x 10' 0") UPVC double glazed window to the front, radiator, ceiling spotlights and fitted wardrobes with sliding doors.

### Bedroom 2

3.35m x 2.44m (11' 0" x 8' 0") UPVC double glazed window to the front, radiator and storage cupboard.

### Bedroom 3

2.48m x 2.3m (8' 2" x 7' 7") UPVC double glazed window to the rear, radiator and fitted wardrobes with sliding doors.

### Bathroom

4 piece suite in white comprising WC, vanity sink unit, walk in shower and bath. Chrome heated towel rail, ceiling spotlights and obscured uPVC double glazed window to the rear.

### Outside

The property sits on a corner plot with gardens to the front, side & rear. To the front of the property is a paved driveway, turfed lawn, gravel bed borders with a range of plants & shrubs and e car charging point. The lawned rear garden offers a good level of privacy with a paved patio seating area, gravel bed borders with a range of plants & shrubs. The side garden comprises gravel beds, timber built shed and bin store. The garden enjoys a woodland outlook and is enclosed by timber fencing with gated side access.

### Agents Note

The seller has provided us with the following information: the boiler is located in the kitchen and is around 7 years old. It was last serviced in December 2025.