

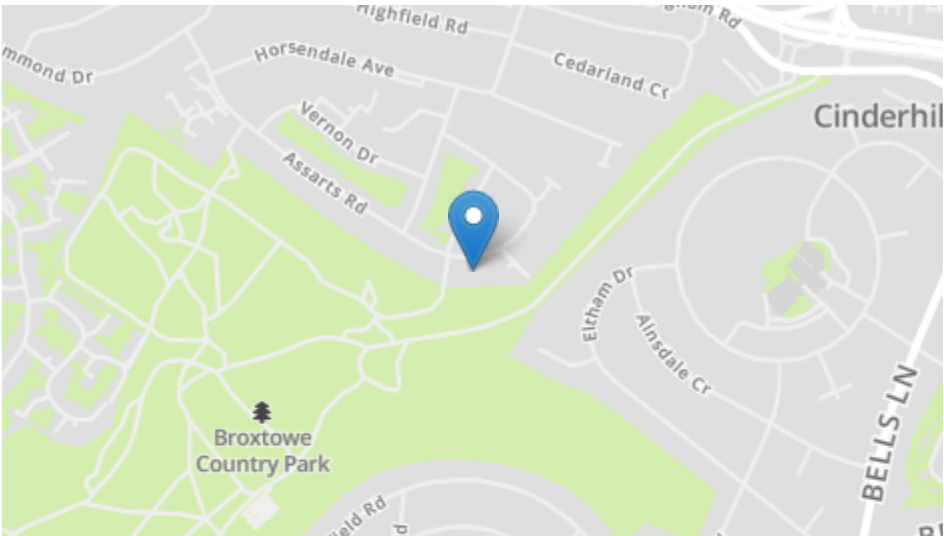
Harcourt Crescent, Nuthall, NG16 1AZ

Offers Over £250,000



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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		
	69	84
England, Scotland & Wales		EU Directive 2002/91/EC



- Detached Family Home
- 3 Bedrooms
- Open Plan Lounge Diner
- Downstairs WC
- Driveway & Garage
- Excellent Road & Public Transport Links Including Tram
- Ease of Access to A610 & M1
- Favoured School Catchment
- 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 - 27901622

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



*** LOOKING TO MOVE UP THE LADDER? LOOK NO FURTHER *** A superbly presented three bedroom detached home on the popular 'Horsendale' estate in Nuthall. With two reception rooms, a stylish kitchen, downstairs WC, driveway and garage. Briefly comprising; entrance hallway, lounge, dining room, kitchen, downstairs WC. To the first floor, three bedrooms and bathroom. Outside, driveway and garage to the front, and private garden to the rear. Nuthall offers excellent nearby amenities, with pubs, schools, and shops close by. Across the island is the town of Kimberley where further shops, a supermarket and bars can be found. Road and tram links are in easy reach. Contact Watsons to arrange a viewing.

Ground Floor

Porch

Brick & uPVC double glazed construction, uPVC double glazed window to the front, entrance door to the side and door to the entrance hall.

Entrance Hall

Stairs to the first floor, doors to the side, WC and lounge diner.

WC

WC, pedestal sink unit, heated towel rail and obscured uPVC double glazed window to the side.

Lounge

4.74m x 4.26m (15' 7" x 14' 0") UPVC double glazed window to the front, radiator and open to to the dining room.

Dining Room

3.46m x 2.6m (11' 4" x 8' 6") Radiator, sliding patio doors to the rear garden and door to the kitchen.

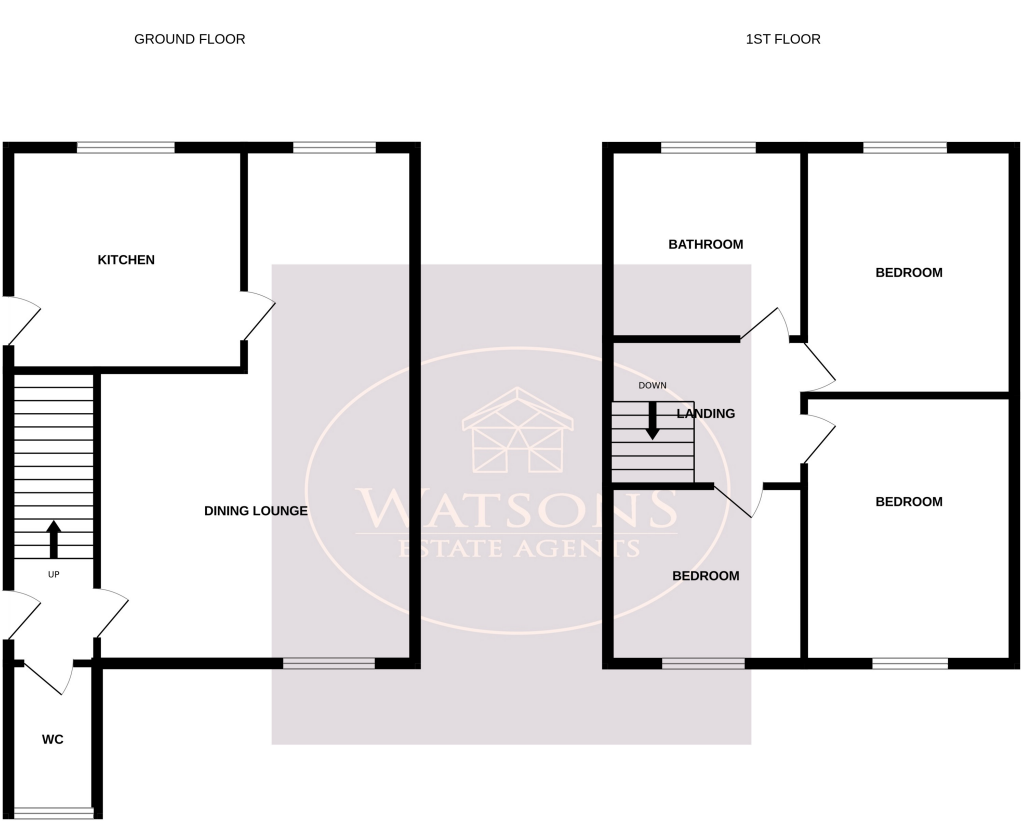
Kitchen

3.4m x 2.78m (11' 2" x 9' 1") A range of matching wall & base units, work surfaces incorporating an inset sink & drainer unit. Integrated appliances to include: waist height electric oven & gas hob with extractor over and dishwasher. Plumbing for washing machine, radiator and uPVC double glazed window to the rear. Door to the pantry and door to the rear garden.

First Floor

Landing

UPVC double glazed window window to the side, airing cupboard housing the combination boiler 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.
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Bedroom 1

4.02m x 3.15m (13' 2" x 10' 4") UPVC double glazed window to the rear, radiator.

Bedroom 2

3.9m x 3.27m (12' 10" x 10' 9") UPVC double glazed window to the rear and radiator.

Bedroom 3

2.59m x 2.21m (8' 6" x 7' 3") UPVC double glazed window to the front and radiator.

Bathroom

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

Outside

To the front of the property a tarmacadam driveway provides ample off road parking leading to the detached single garage with up & over door and power. The 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. The garden is enclosed by timber fencing to the perimeter.