

Greenford Close, Nuthall, NG16 1RH

Offers Over £325,000



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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 | 66 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| 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 - 28345810

Our Seller says....

- Detached Family Home
- 3 Bedrooms
- Generous Lounge Diner
- Downstairs WC
- Off Road Parking & Detached Garage
- Cul De Sac Location
- Corner Plot
- Favoured School Catchments
- Ease of Access to M1 & A610
- No Upward Chain

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



PERFECT FOR A GROWING FAMILY Located on the popular 'Mornington' estate in Nuthall, is this superbly appointed three bedroom detached family home, with a generous lounge/diner, modern fitted kitchen, garage, corner plot, and brought to the market with no upward chain. Briefly comprising; entrance hallway, downstairs wc, lounge/diner, kitchen. To the first floor, three bedrooms and family bathroom. Outside, the property is located on a corner plot with a private rear garden, and driveway and garage to the front. Ideally positioned in close proximity to fantastic transport links including the A610 for access for Nottingham, the M1, and nearby bus and tram routes. There is a shopping precinct on the estate with a well regarded restaurant and pub, and the nearby town of Kimberley provides further amenities. Contact Watsons to arrange a viewing.

Ground Floor

Entrance Hall

UPVC double glazed entrance door to the front, stairs to the first floor, under stairs storage and doors to the lounge/diner and WC.

WC

Obscured uPVC double glazed window to the front, WC, pedestal sink unit and radiator.

Lounge Diner

7.31m x 3.68m (24' 0" x 12' 1") UPVC double glazed bay window to the front, radiator, storage cupboard and French doors to the kitchen. Sliding patio doors to the rear garden.

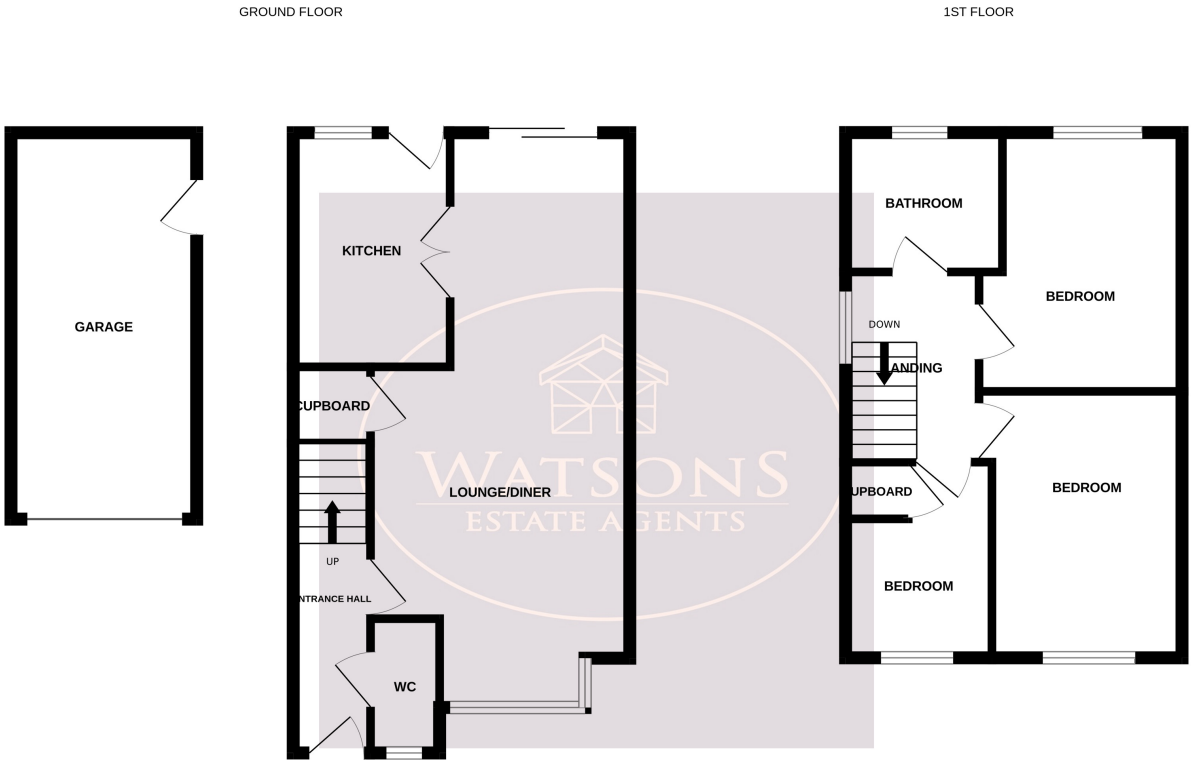
Kitchen

3.23m x 2.2m (10' 7" x 7' 3") A range of matching wall & base units, work surfaces incorporating an inset sink & drainer unit. Integrated appliances to include: waist height electric oven, 4 ring gas hob with extractor over, fridge freezer and dishwasher. UPVC double glazed window to the rear, radiator and door to the rear garden.

First Floor

Landing

UPVC double glazed window to the side 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

3.6m x 3.14m (11' 10" x 10' 4") UPVC double glazed window to the rear, access to the attic, built in wardrobe and radiator.

Bedroom 2

3.72m x 2.89m (12' 2" x 9' 6") UPVC double glazed window to the front and radiator.

Bedroom 3

2.8m x 2.06m (9' 2" x 6' 9") UPVC double glazed window to the front, storage cupboard and radiator.

Bathroom

3 piece suite in white comprising WC, vanity sink unit and bath with shower over. Storage cupboard, chrome heated towel rail, ceiling spotlights and obscured uPVC double glazed window to the rear.

Outside

To the front and side of the property are turfed lawns with a range of mature shrubs. A block paved driveway provides ample off road parking leading to the detached garage with up and over door and side door to the rear garden. The rear garden comprises a pave patio seating area, turfed lawn and is enclosed by timber fencing to the perimeter with gated access to the side.