

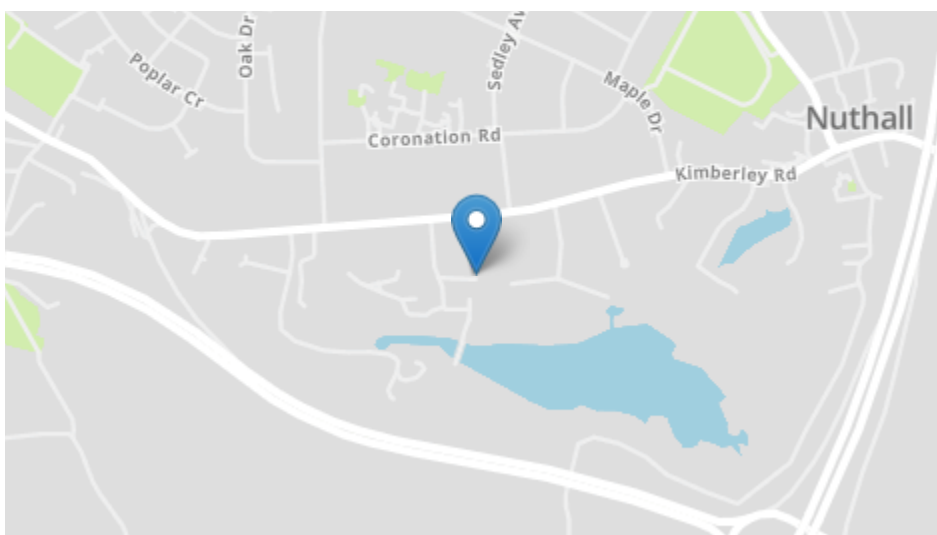
Atkinson Gardens, Nuthall, NG16 1LN

£375,000



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want to view?

Call us on 0115 938 5577

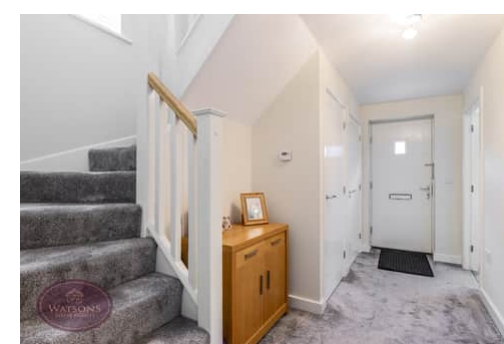
Our lines are open 8am - 8pm

7 Days a week

or email

mail@watsons-residential.co.uk

Ref - 29372772



- Detached Family Home
- 4 Bedrooms
- En Suite & Family Bathroom
- Generous Modern Dining Kitchen
- Downstairs WC
- Off Road Parking & Garage
- Private Low Maintenance Rear Garden
- Popular Cul De Sac Location
- Favoured School Catchment
- Excellent Road & Public Transport Links

Our Seller says....

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

0115 938 5577  
8am-8pm - 7days



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.





\*\*\* AFFORDABLE QUALITY \*\*\* When you see all the boxes this 4 bed family home ticks, you may be surprised at the price point. And positioned at the end of a cul-de-sac close to the Nuthall/Kimberley border, it has great transport links and easy access to amenities, including FAVOURED SCHOOL CATCHMENTS. In brief, the accommodation comprises: entrance hall, wc, lounge, dining kitchen, upstairs landing to the 4 good size bedrooms (en suite to primary) and family bathroom. Outside, a driveway & garage alongside provide off street parking, whilst the low maintenance rear enjoys a high level of privacy.

Ground Floor

Entrance Hall

Composite entrance door to the front, radiator, storage cupboard housing the Combination boiler, stairs to the first floor. Doors to the lounge, dining kitchen and downstairs WC.

WC

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

Lounge

4.96m x 3.49m (16' 3" x 11' 5") UPVC double glazed window to the front and radiator.

Dining Kitchen

7.25m into the bay x 2.63m (23' 9" x 8' 8") A range of matching wall & base units, work surfaces incorporating an inset one & a half bowl stainless steel sink & drainer unit. Integrated appliances to include: double electric oven & hob with extractor over, fridge freezer, washing machine & dishwasher. UPVC double glazed window to the rear and uPVC double glazed bay window to the side. Tiled flooring, 2 radiators, ceiling spotlights and French doors to the rear garden.

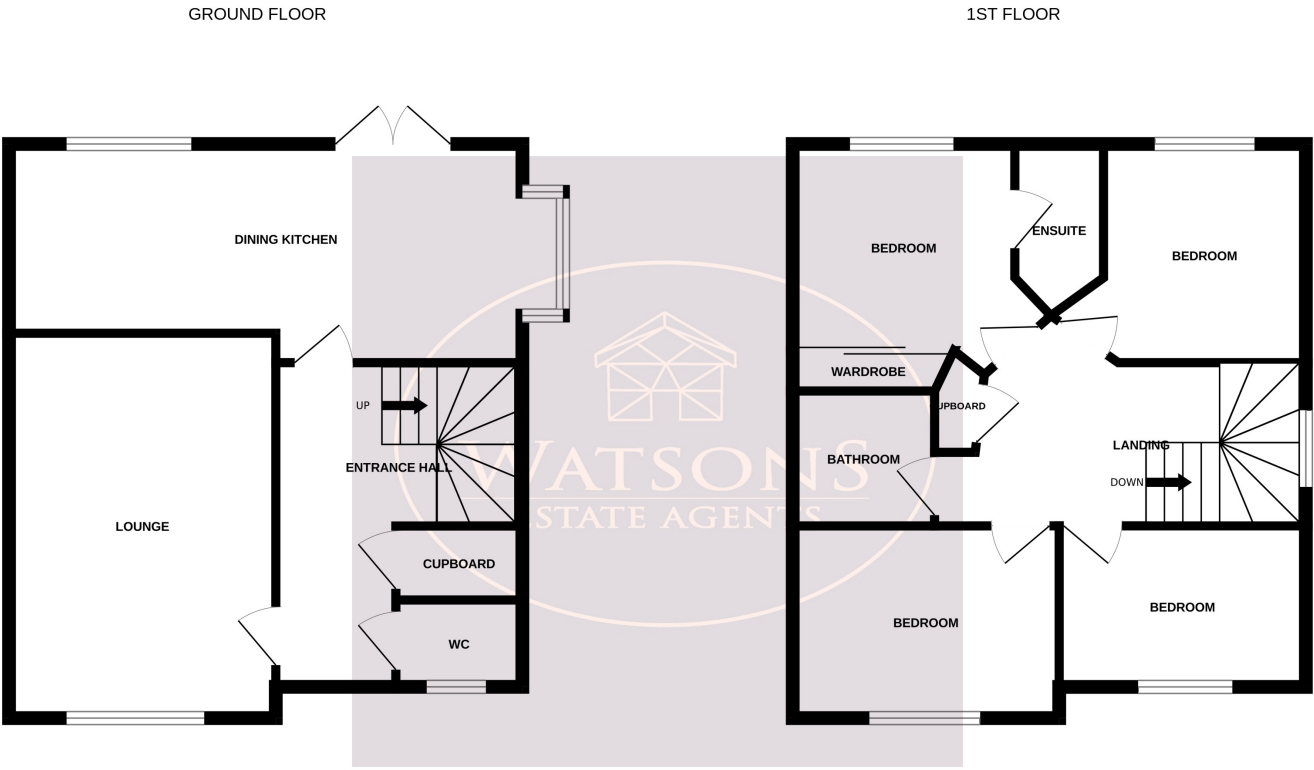
First Floor

Landing

Storage cupboard, access to the attic and doors to all bedrooms and bathroom.

Bedroom 1

2.62m x 2.48m (8' 7" x 8' 2") UPVC double glazed window to the rear, fitted sliding door wardrobes and radiator. Door to the en suite.



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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En Suite

3 piece suite in white comprising WC, pedestal sink unit and shower cubicle with electric shower over. Chrome heated towel rail and ceiling spotlights.

Bedroom 2

3.2m x 2.46m (10' 6" x 8' 1") UPVC double glazed window to the rear, radiator.

Bedroom 3

3.18m x 2.4m (10' 5" x 7' 10") UPVC double glazed window to the front and radiator.

Bedroom 4

3.28m x 2.07m (10' 9" x 6' 9") UPVC double glazed window to the front and radiator.

Bathroom

3 piece suite in white comprising WC, pedestal sink unit and bath. Chrome heated towel rail, ceiling spotlights and obscured uPVC double glazed window to the side.

Outside

To the front of the property, a tarmacadam driveway provides off road parking for 2 cars leading to the detached single garage with up & over door and power. The low maintenance rear garden offers a good level of privacy and comprises gravel beds, flower bed borders with a range of plants & shrubs and a paved patio seating area. The garden is enclosed by timber fencing to the perimeter with gated access to the side.