

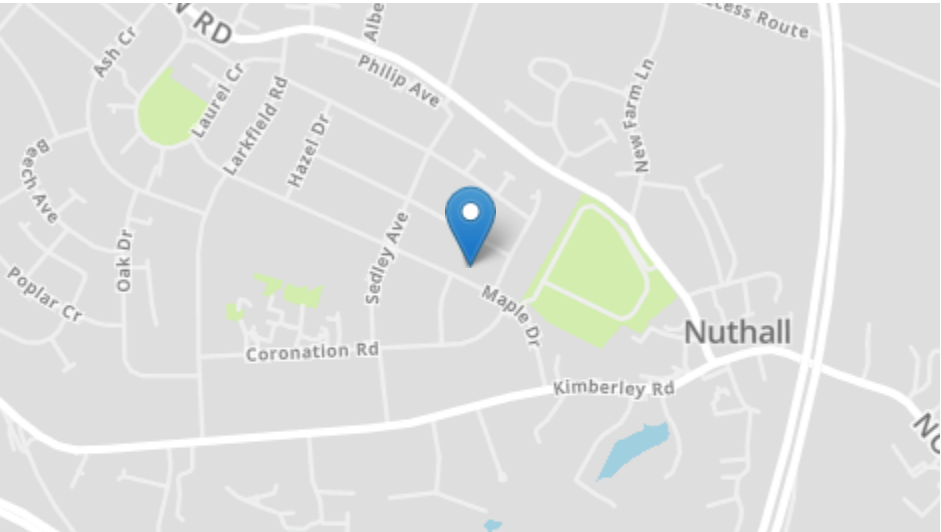
Maple Drive, Nuthall, NG16 1EJ

Offers Over £300,000



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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	68	76
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



- Detached Bungalow
- 2 Double Bedrooms
- Generous Lounge
- Dining Kitchen
- Conservatory
- Off Road Parking & Garage
- Excellent Road & Public Transport Links
- Short Drive To Kimberley Town Centre
- No Upward Chain

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 - 29675479

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



*** DOWNSIZE WITHOUT THE COMPROMISE *** Located in the popular 'Larkfields' area of Nuthall, lying close to Kimberley town centre is this spacious two double bedroom detached bungalow. Features include two generous bedrooms, primary with a dressing room, a conservatory, private rear garden, and detached garage. Brought to the market with no upward chain. Briefly comprising; entrance hallway, lounge, dining kitchen, two bedrooms, primary with dressing room, bathroom, conservatory. Outside, to the front is a driveway providing off road parking, and leading to the detached garage, and to the rear is a privately enclosed garden. The Larkfields area of Nuthall offers superb amenities and transport links, with Kimberley town centre a short drive away and catering for all day to day needs including a supermarket, cafe's, pubs, and favoured schools. The A610 and M1 at J26 provide easy access to Nottingham and beyond. Contact Watsons to arrange a viewing.

Entrance Hall

Entrance door to the front, radiator, wood effect laminate flooring and doors to the lounge, dining kitchen, both bedrooms and bathroom.

Lounge

5.62m x 3.68m (18' 5" x 12' 1") UPVC double glazed window to the side & front and radiator. Feature fireplace with inset space for fire and wood effect laminate flooring.

Dining Kitchen

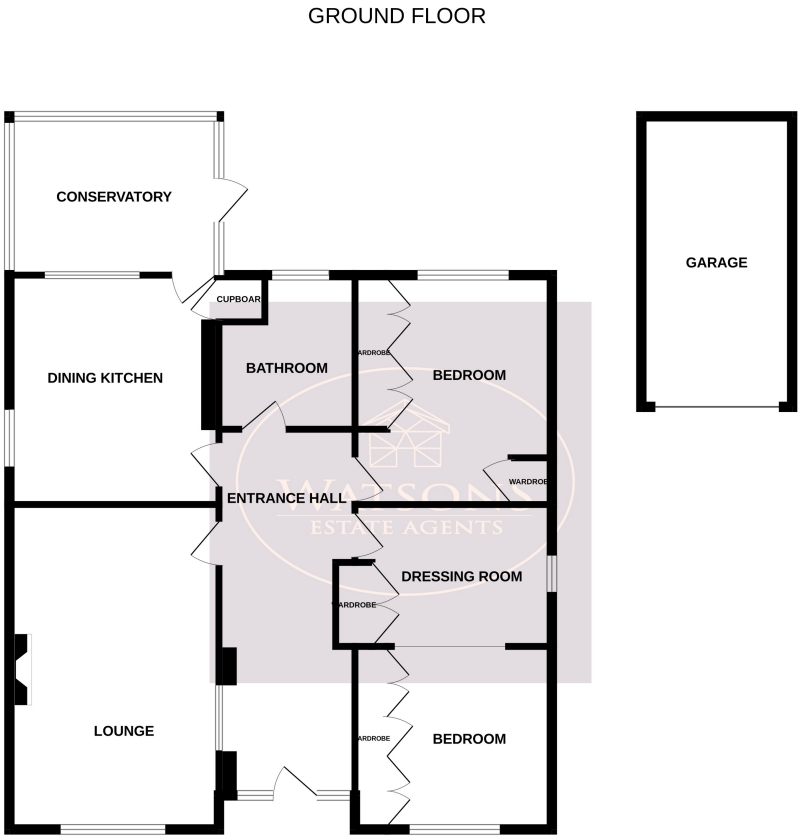
3.66m x 3.62m (12' 0" x 11' 11") A range of matching wall & base units, work surfaces incorporating an inset stainless steel sink & drainer unit. Integrated waist height electric oven, microwave & 5 ring gas hob with extractor over. Plumbing for washing machine and dishwasher. UPVC double glazed windows to the rear & side, radiator, walk in pantry, tiled flooring and wall mounted boiler. Door to the conservatory.

Conservatory

3.94m x 2.7m (12' 11" x 8' 10") Brick & uPVC double glazed construction, radiator and door to the rear garden.

Bedroom 1

5.64m x 3.58m (18' 6" x 11' 9") UPVC double glazed window to the front, fitted wardrobes and radiator. Access to the attic and wood effect laminate flooring.



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 misstatement. 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 2

3.79m x 3.6m (12' 5" x 11' 10") UPVC double glazed window to the rear, fitted wardrobes, wood effect laminate flooring and radiator.

Bathroom

4 piece suite in white comprising WC, vanity sink unit, bath and shower cubicle. Obscured uPVC double glazed window to the rear, chrome heated towel rail, tiled flooring and ceiling spotlights.

Outside

To the front of the property are decorative paved and gravel beds with a range of plants & shrubs. A tarmacadam driveway provides ample off road parking leading to the detached single garage with up & over door and power. The front is enclosed by original stone wall to the front. The rear garden comprises a paved patio seating area, gravel beds with a range of plants & shrubs. The garden is enclosed by timber fencing to the perimeter.

Agents Note

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