

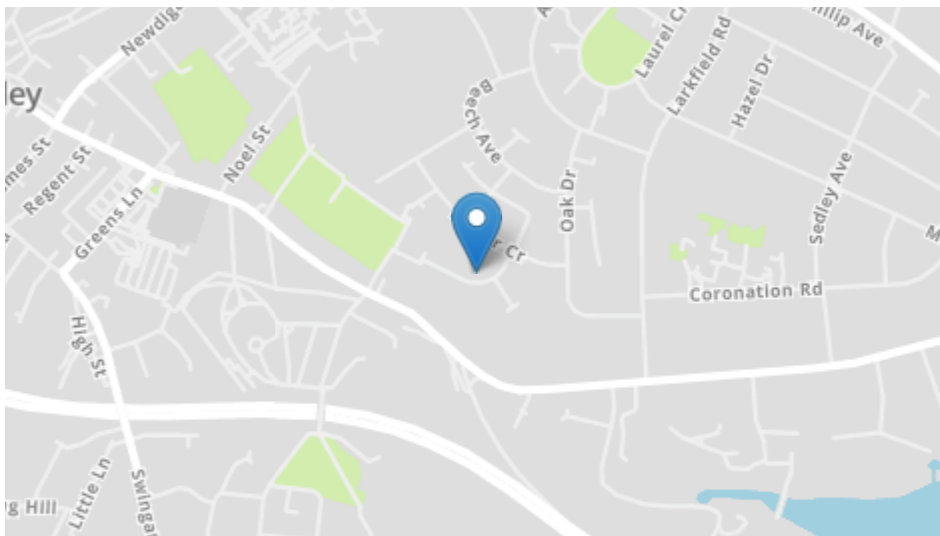
Woodside Avenue, Nuthall, NG16 1FF

Offers Over £230,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		87
(69-80)	C	73	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



- Semi Detached Family Home
- 3 Bedrooms
- Open Plan Kitchen Diner
- Downstairs WC
- Ample Off Road Parking
- Short Walk To Kimberley Town Centre
- Excellent Road & Public Transport Links

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 - 28121250

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 THE GROWING FAMILY***** Ideally located at the end of a cul-de-sac, a fantastic, well presented three bedroom semi-detached property on the popular 'Larkfields' estate in Nuthall. Close to Kimberley town centre, favoured schools and excellent road & public transport links. Briefly comprising; entrance hallway, utility, downstairs wc, lounge, dining kitchen. To the first floor, three bedrooms and bathroom. Outside, off road parking to the front, and generous private garden to the rear. Perfect for first time buyers and growing families alike, the property is within easy reach of Kimberley town centre which offers a range of shops, pubs and amenities on your doorstep. Nearby road links include the A610 and M1 providing ease of access to Nottingham and the surrounding towns. Contact Watsons to arrange a viewing.

Ground Floor

Entrance Hall

UPVC double glazed entrance door, stairs to the first floor, radiator and door to the lounge.

Lounge

4.84m (into the bay) x 3.29m (15' 11" x 10' 10") UPVC double glazed bay window to the rear, radiator, under stairs storage and door to the dining kitchen.

Dining Kitchen

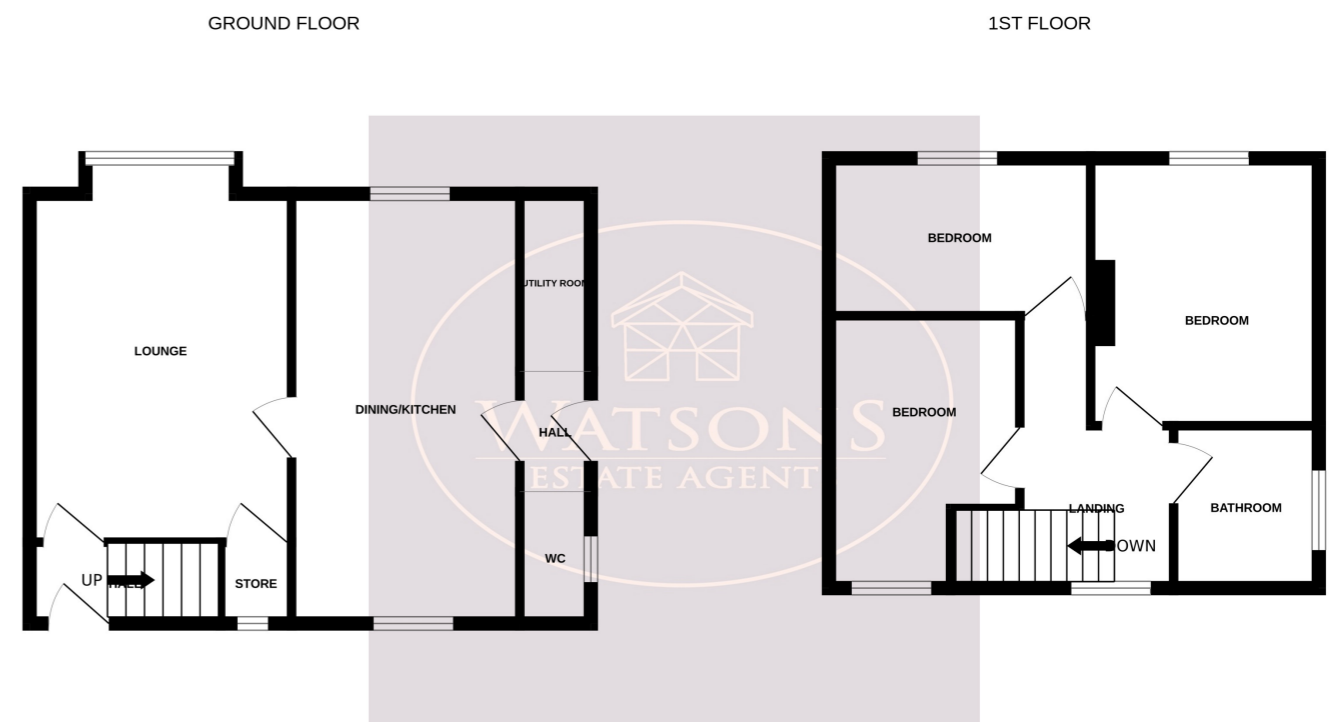
5.35m x 2.89m (17' 7" x 9' 6") A range of matching wall & base units, work surfaces incorporating a one & a half bowl sink & drainer unit. Integrated electric oven & gas hob with extractor over. Plumbing for dishwasher, wall mounted boiler, radiator, uPVC double glazed windows to the front and rear and door to the rear lobby.

Rear Lobby

Plumbing for washing machine & tumble dryer, obscured uPVC double glazed window to the side, door to the WC. Door to the rear garden.

WC

1.56m x 0.87m (5' 1" x 2' 10") WC.



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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First Floor

Landing

UPVC double glazed window to the front, access to the attic and doors to all bedrooms and bathroom.

Bedroom 1

3.34m x 2.84m (10' 11" x 9' 4") UPVC double glazed window to the rear and radiator.

Bedroom 2

3.3m x 1.97m (10' 10" x 6' 6") UPVC double glazed window to the rear and radiator.

Bedroom 3

3.25m (max) x 2.34m (10' 8" x 7' 8") 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. Chrome heated towel rail and obscured uPVC double glazed window to the side.

Outside

To the front of the property is a gravel driveway offering ample off road parking. The rear garden is predominantly lawned with flower bed borders, a range of plants & shrubs, paved patio and timber shed. The garden is enclosed by timber fencing to the perimeter.