

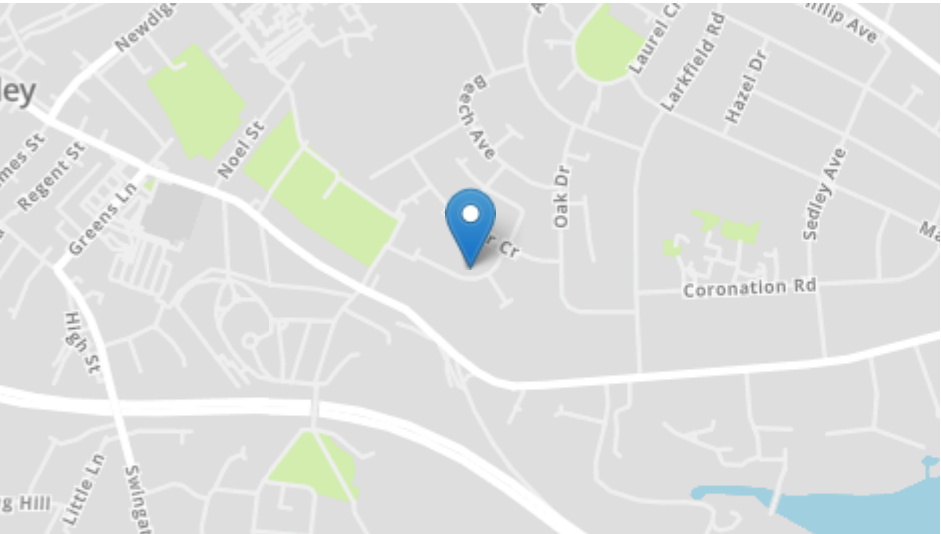
Woodside Avenue, Nuthall, NG16 1FF

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	63	73
(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
- 2 Bedrooms Plus Loft Room
- Modern Dining Kitchen
- Downstairs WC & Conservatory
- South West Facing Garden with Spacious Outdoor Bar
- Ample Off Road Parking
- Cul De Sac Location
- 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 - 29362966

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



*** SEE THE WOOD THROUGH THE TREES WITH WOODSIDE AVENUE *** An immaculate two/three bedroom semi-detached property on the popular 'Larkfields' estate in Nuthall. Features include a spacious dining kitchen, a private south-west facing rear garden, and outside bar. Briefly comprising; entrance hallway, lounge, dining kitchen, conservatory, rear lobby. To the first floor, two bedrooms and bathroom, and to the second floor, spacious loft room. Outside, the property is located towards the end of a cul-de-sac with off road parking to the front, and a private south-west facing garden to the rear, perfect for summer entertaining, and an outside bar. Located on the 'Larkfields' estate, nearby amenities include excellent transport and commuter links including the A610 an M1. The nearby town of Kimberley provides an array of shops, bars and cafes, along with a supermarket and favoured schools. Contact Watsons to arrange a viewing.

Ground Floor

Entrance Hall

Entrance door to the front, stairs to the first floor, radiator and solid wooden door to the lounge.

Lounge

4.83m x 3.31m (15' 10" x 10' 10") UPVC double glazed bay window to the rear, wood effect laminate flooring, radiator, feature wall with inset real flame electric fire and solid wooden doors to the storage cupboard and dining kitchen.

Dining Kitchen

5.44m x 2.84m (17' 10" x 9' 4") A range of matching wall & base units, work surfaces incorporating an inset stainless steel sink & drainer unit. Space for Range style cooker with extractor over, plumbing for washing machine & dishwasher. Tiled flooring, radiator and French doors to the conservatory. Solid wooden door to the lobby.

Conservatory

3.6m x 2.99m (11' 10" x 9' 10") UPVC double glazed construction with pitched roof. Tiled flooring, ceiling fan and integrated blackout blinds. French doors to the rear garden.

Lobby

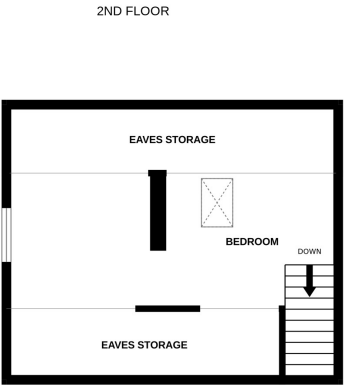
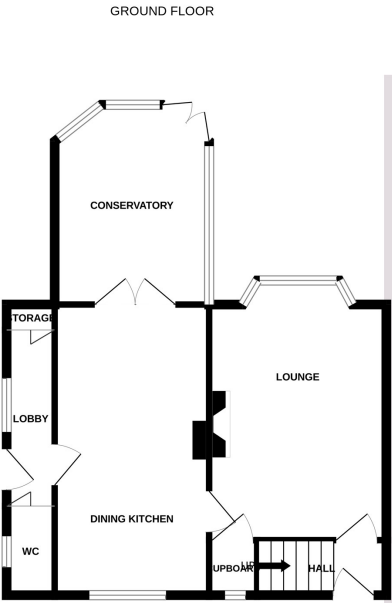
Solid wooden doors to the WC & storage cupboard. Door to the side and uPVC double glazed window to the side.

Landing

UPVC double glazed window to side, access to the attic, doors to bedrooms 1 & 2 and family bathroom. Wooden stairs to the loft room.

Bedroom 1

3.45m x 2.85m (11' 4" x 9' 4") UPVC double glazed window to the rear and radiator.



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 2

3.34m x 2.7m (10' 11" x 8' 10") UPVC double glazed window to the rear and radiator.

Bathroom

3 piece suite in white comprising WC, vanity sink unit and bath with shower over. Decorative tiled flooring, radiator and obscured uPVC double glazed window to the side.

Second Floor

Loft Room

6.17m x 3.85m (20' 3" x 12' 8") UPVC double glazed window to the side, velux window, radiator, generous eaves storage.

Outside

To the front of the property are gravel beds with a range of mature shrubs. A blocked paved driveway provides ample off road parking. Other features include an external tap. The South West facing rear garden comprises a turfed lawn, covered wooden seat, 2 paved patio seating areas, 3 timber built sheds and a generous wood built outdoor bar with power, lighting , log burner, windows to the side and front and door to the front. The garden is enclosed by timber fencing to the perimeter with gated access to the side.

AGENTS NOTE

Agents Note: The seller has provided us with the following information; The boiler is located in downstairs WC, it is approximately 15 years old and was serviced in 2021.