

Greenford Close, Nuthall, NG16 1RH

Offers Over £400,000



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		85
(81-91) B		
(69-80) C		
(55-68) D	65	
(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 - 29634255

- Detached Family Home
- 3 Bedrooms
- Modern Dining Kitchen/Family Room
- En Suite & Family Bathroom
- Downstairs WC
- Conservatory
- Off Road Parking & Garage
- Private, South Facing Rear Garden
- Popular Residential Location
- Excellent Road & Public Transport Links
- Favoured School Catchment

Our Seller says....

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



*** MAKE YOUR FRIENDS 'GREEN' WITH ENVY *** Located in a quiet cul-de-sac on the sought after 'Morningson' estate is this beautifully presented and vastly improved detached family home. Previously a four bedroom, this stylish and modern home now offers three double bedrooms, along with a wonderful open plan dining kitchen/family room, downstairs WC, conservatory, en-suite to primary bedroom, and a private south-facing rear garden. Briefly comprising; entrance hallway, downstairs WC, lounge, open plan dining kitchen/family room, conservatory. To the first floor, three double bedrooms, primary with en-suite, and family bathroom. Outside, off road parking and garage to the front, and to the rear is a private, south-facing garden, perfect for summer entertaining. Located in this popular area of Nuthall, there are excellent commuter links with the A610 and M1 close by, along with tram routes to the city. There is shopping precinct close by with a restaurant, pub and shop amongst others, and the surrounding town of Kimberley provides further amenities, along with favoured school catchments. Contact Watsons today to arrange a viewing.

Ground Floor

Entrance Hall

Composite entrance door to the front, stairs to the first floor, Karndean flooring and solid wooden doors to the WC, lounge, dining kitchen/family room.

WC

WC and vanity sink unit with feature table top sink. Obscured uPVC double glazed window to the front, heated towel rail, ceiling spotlights and Karndean flooring.

Lounge

5.7m x 3.67m (18' 8" x 12' 0") UPVC double glazed window to the front, radiator and Karndean flooring.

Dining Kitchen/Family Room

6.93m x 6.51m (22' 9" x 21' 4") A range of matching wall & base units, Quartz work surfaces incorporating an inset sink & drainer unit. Integrated appliances to include: electric oven & induction hob with extractor over, microwave, dishwasher, washing machine and wine cooler. Karndean flooring. plumbing and wiring for an American style fridge freezer. Central island offering further storage space, uPVC double glazed window to the rear. Solid oak door to the garage, sliding patio doors to the conservatory and door to the rear garden.

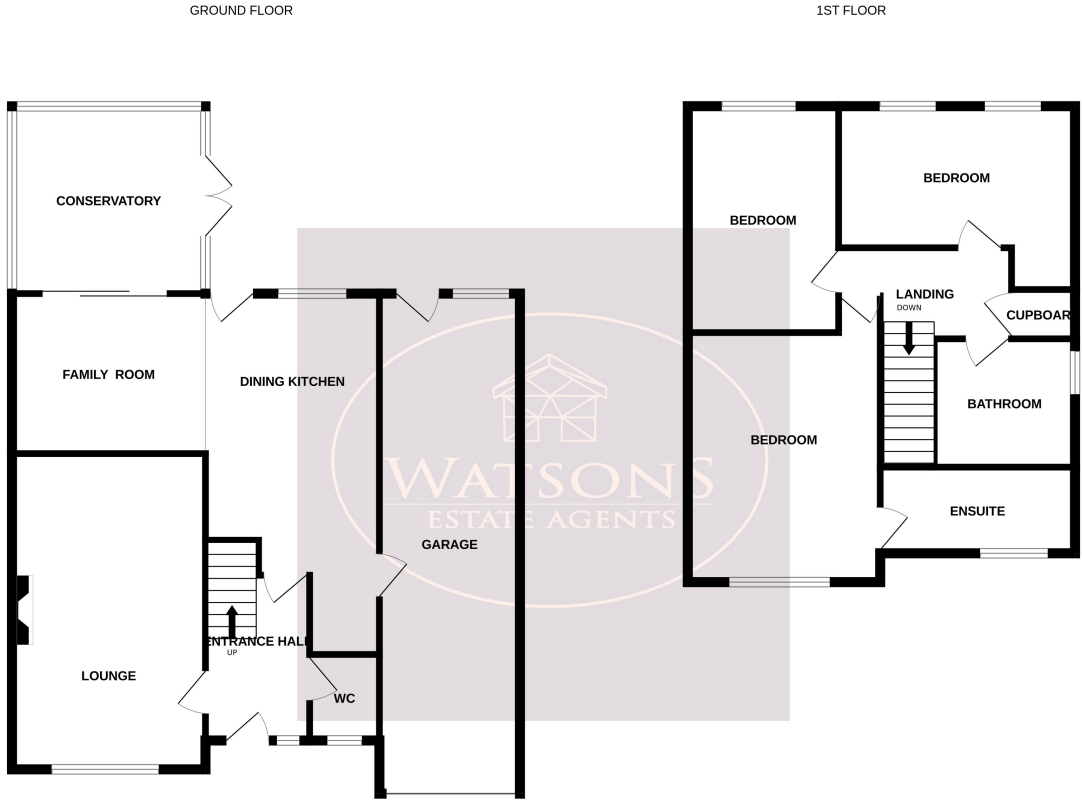
Conservatory

3.72m x 3.64m (12' 2" x 11' 11") Brick & uPVC double glazed construction, tiled flooring and French doors to the rear garden.

First Floor

Landing

Airing cupboard, access to the attic (partly boarded) and solid oak 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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Primary Bedroom

5.16m x 3.18m (16' 11" x 10' 5") UPVC double glazed window to the front, wall to wall, floor to ceiling wardrobes, radiator and solid oak door to the en suite.

En Suite

3 piece suite in white comprising WC, vanity sink unit and walk in shower cubicle. Chrome heated towel rail, ceiling spotlights and obscured uPVC double glazed window to the front.

Bedroom 2

4.33m x 2.78m (14' 2" x 9' 1") UPVC double glazed window to the rear, ceiling spotlights, wood effect laminate flooring and radiator.

Bedroom 3

4.18m x 2.87m (13' 9" x 9' 5") UPVC double glazed window to the rear, ceiling spotlights, radiator and wood effect laminate flooring.

Bathroom

3 piece suite in white comprising WC, vanity sink unit and bath with electric shower over. Chrome heated towel rail, ceiling spotlights, tiled flooring and obscured uPVC double glazed window to the side.

Outside

To the front of the property are gravel beds. A blocked paved driveway provides ample off road parking, leading to the detached tandem garage measuring 8.94m x 2.48m with up and over door, door to the rear garden and uPVC double glazed window to the rear. The South facing rear garden offers a good level of privacy and comprises a paved patio seating area, steps up to a turfed lawn with a further paved patio seating area and gravel beds. The garden is enclosed by timber fencing to the perimeter with gated access to the side.