

Nottingham Road, Nuthall, NG16 1DH

Offers Over £210,000



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C		
(55-68) D	70	
(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 House
- 2 Bedrooms
- Generous Dining Kitchen
- Private Low Maintenance Rear Garden
- Driveway
- Short Drive To Kimberley Town Centre
- Excellent Road & Public Transport Links
- First Time Buyer Opportunity
- 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 - 28679178

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



*** HOME, SWEET HOME *** It may look like this semi detached home is 100s of years old, but this is a more recent addition to the adjoining historic 'Home Farm', so you have modern functionality with character and the added benefit of good off street parking & lovely private back garden. The accommodation comprises in brief: entrance hall, lounge, dining kitchen, upstairs landing to the 2 bedrooms and shower room. Outside, a gravel driveway to the front provides good off street parking, whilst the low maintenance rear garden is a great private space to enjoy the summer months, enclosed by authentic stone walled perimeter. The prime position in Nuthall gives easy access to amenities, excellent transport links with bus, tram & M1, as well as having beautiful countryside on the doorstep. Call our team now to arrange a viewing.

Ground Floor

Entrance Hall

Composite entrance door to the front, under stairs storage, tiled flooring, radiator and doors to the lounge and dining kitchen.

Lounge

3.89m x 3.77m (12' 9" x 12' 4") UPVC double glazed window to the front, radiator, obscured uPVC double glazed window to the side, stairs to the first floor and ceiling spotlights.

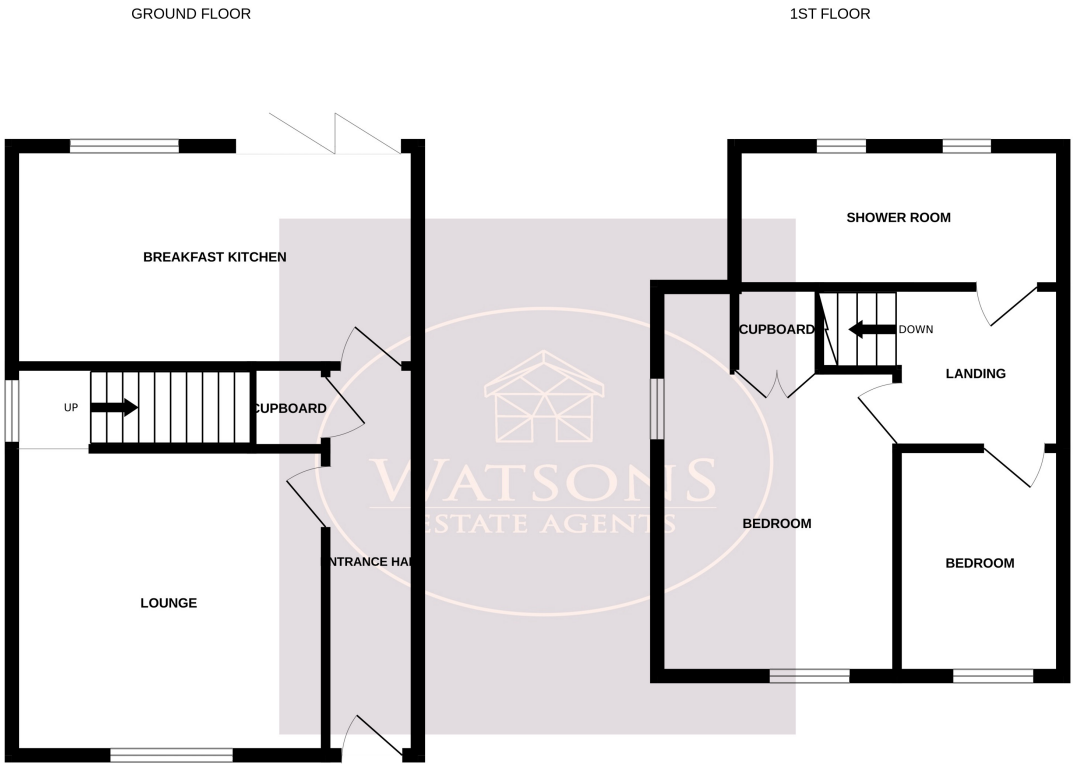
Dining Kitchen

5.22m x 2.7m (17' 2" x 8' 10") A range of matching wall & base units, work surfaces incorporating an inset one & a half bowl stainless steel sink & drainer unit with flexi tap. Integrated waist height electric oven and gas hob with extractor over. Plumbing and wiring for an American style fridge freezer, plumbing for washing machine. Tiled flooring, ceiling spotlights, uPVC double glazed window to the rear and uPVC double glazed bi fold doors to the rear garden.

First Floor

Landing

Access to the attic and doors to both bedrooms and shower room.



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 1

3.74m x 2.84m (12' 3" x 9' 4") UPVC double glazed windows to the front & side, built in double wardrobes and radiator.

Bedroom 2

2.9m x 2.1m (9' 6" x 6' 11") UPVC double glazed window to the front and radiator.

Shower Room

3 piece suite in white comprising WC, vanity sink unit and shower cubicle with dual rainfall effect shower over. Chrome heated towel rail, ceiling spotlights and obscured uPVC double glazed window to the rear.

Outside

To the front of the property, a gravel driveway provides ample off road parking. The rear garden offers a good level of privacy and comprises a paved patio, turfed lawn, timber decking seating area, 2 timber built sheds, one with power. The garden is enclosed by original stone work and timber fencing to the perimeter with gated access to the side.