

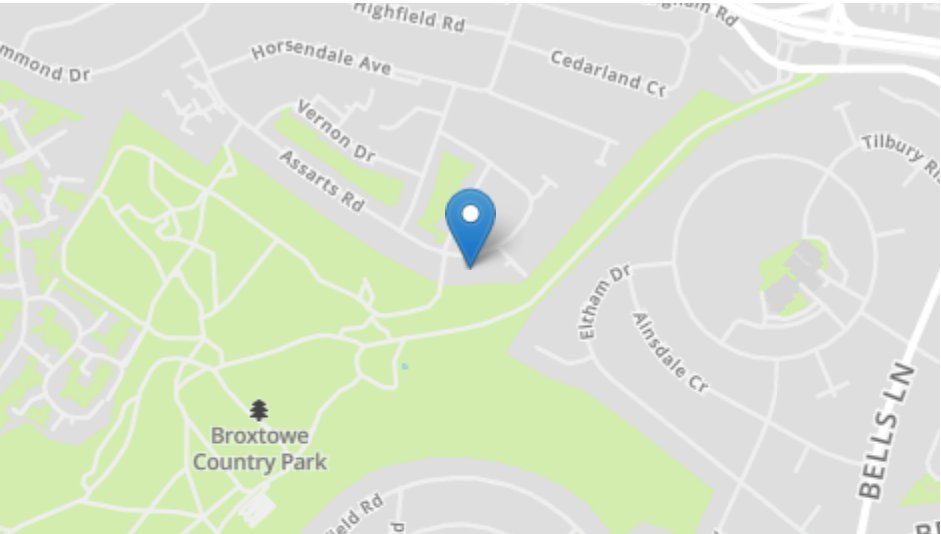
Harcourt Crescent, Nuthall, NG16 1AZ

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		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	83	85
	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 - 28827045

Our Seller says....

- Semi Detached Family Home
- 3 Bedrooms
- 2 Reception Rooms
- Modern Fitted Kitchen & First Floor Family Bathroom
- Downstairs WC & Utility Room
- Private South West Facing Rear Garden
- Ample Off Road Parking
- Excellent Road & Public Transport Links Including Tram
- Favoured School Catchment
- Fully Renovated Throughout

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



*** UNPACK YOUR BAGS AND MOVE STRAIGHT IN *** A vastly improved and highly deceptive three bedroom semi detached property located on the popular Horsendale estate in Nuthall. Features include two reception rooms, a downstairs WC, utility room, ample off road parking, and a private south-west facing rear garden with multi functional garden room. Briefly comprising; entrance hallway, study, lounge, dining room, kitchen, utility room, downstairs WC. To the first floor, three bedrooms and bathroom. Outside, to the front is a driveway providing ample off road parking, and to the rear is a privately enclosed south-west facing garden. Nearby amenities are aplenty, with shops close by, along with favoured schools, and excellent road and commuter links. Kimberley is a short drive away for further amenities and a supermarket. Contact Watsons to arrange a viewing.

Ground Floor

Entrance Hall

Entrance door to the side, uPVC double glazed window to the front and doors to the lounge & study.

Lounge

4.398m x 3.81m (14' 5" x 12' 6") UPVC double glazed window to the front. Wood effect laminate flooring, radiator and feature Inglenook style fire place. Stairs to the first floor and open to the dining room/snug.

Study

2.33m x 1.88m (7' 8" x 6' 2") UPVC double glazed window to the front, radiator and wood effect laminate flooring.

Dining Room/Snug

3.64m x 2.62m (11' 11" x 8' 7") Wood effect laminate flooring, vertical radiator and open to the breakfast kitchen. Bi fold doors to the rear garden.

Breakfast Kitchen

4.42m x 2.49m (14' 6" x 8' 2") A range of matching wall & base units, work surfaces incorporating an inset sink & drainer unit. Integrated appliances to include: double electric oven & gas hob with extractor over, dishwasher. Plumbing and wiring for an American style fridge freezer, breakfast bar, wood effect laminate flooring and 2 vertical radiators. UPVC double glazed window to the rear.

Utility Room

2.43m x 1.49m (8' 0" x 4' 11") Plumbing for washing machine and tumble dryer. Door to the WC.

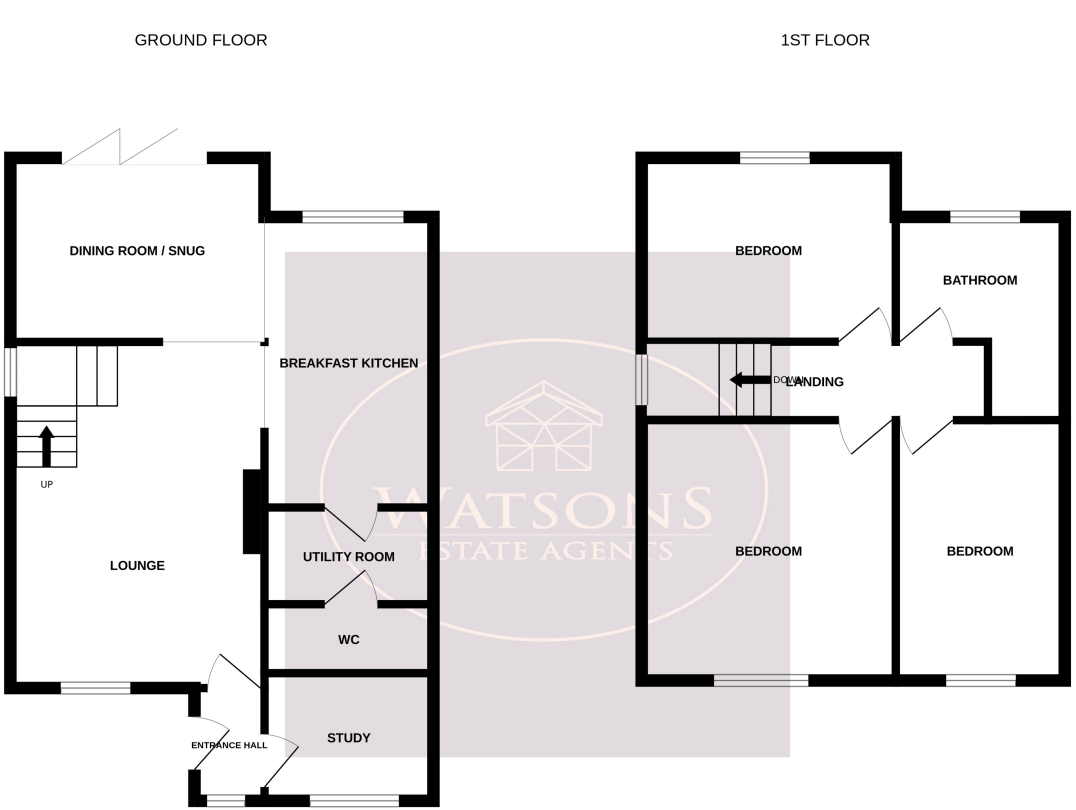
WC

2.43m x 0.99m (8' 0" x 3' 3") WC and pedestal sink unit. Traditional radiator.

First Floor

Landing

UPVC double glazed window to the side, access to the attic (partly boarded) and 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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Bedroom 1

4.13m x 3.70m (13' 7" x 12' 2") UPVC double glazed window to the front and radiator.

Bedroom 2

4.11m x 3.7m (13' 6" x 12' 2") UPVC double glazed window to the front and radiator.

Bedroom 3

3.62m x 2.55m (11' 11" x 8' 4") UPVC double glazed window to the rear and radiator.

Bathroom

4 piece suite in white comprising WC, vanity sink unit with feature table top sink, free standing bath and shower cubicle. Obscured uPVC double glazed window to the rear, chrome heated towel rail and ceiling spotlights.

Outside

To the front of the property, a brick paved driveway provides ample off road parking. The South West facing rear garden offers a good level of privacy and comprises a paved patio seating area, steps downs to the artificial lawn, timber built shed. Other features include a brick built garden room measuring approximately 4m x 3.5m fully insulated with power and uPVC double glazed French doors & window to the front (NB the building work is 80% complete on the garden room). The garden is enclosed by timber fencing to the perimeter with gated access to the side.

Agents Note

The seller has provided us with the following information: the boiler is located in the downstairs cupboard and was last serviced in 2025.