

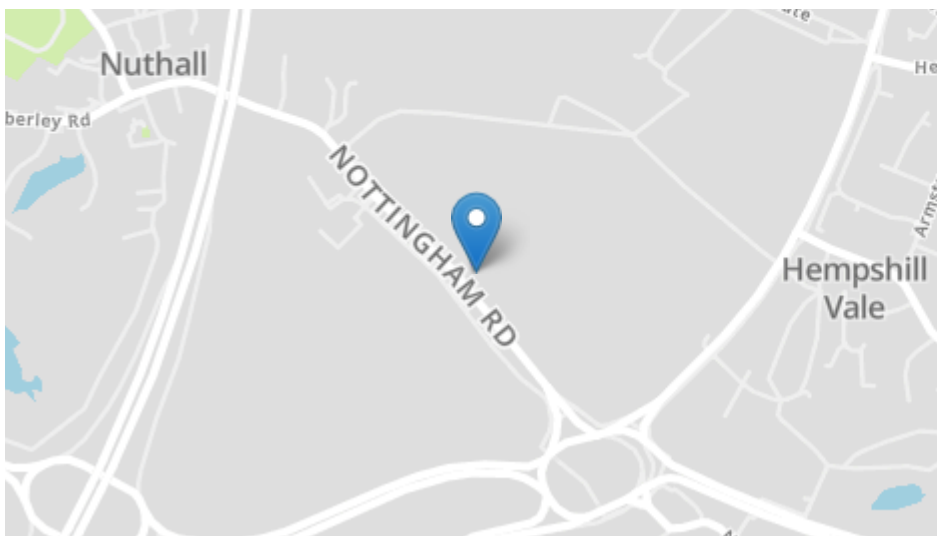
Nottingham Road, Nuthall, NG16 1DN

Offers Over £350,000



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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 - 29120158



- Semi Detached Family Home
- 4 Bedrooms
- Generous Lounge
- Modern Dining Kitchen
- En Suite & Family Bathroom
- Downstairs WC
- Private Rear Garden
- Ample Off Road Parking
- Ease of Access to M1 & A610
- Excellent Road & Public Transport Links

Our Seller says....

40 Main Street, Kimberley, NG16 2LY
www.watsons-residential.co.uk

0115 938 5577
8am-8pm - 7days

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.





*** YOUR FOREVER FAMILY HOME*** A wonderful, extended four bedroom semi-detached family home in this sought after position on Nottingham Road in Nuthall. With a generous dining kitchen, en-suite to primary bedroom, downstairs WC and private rear garden backing onto open fields. Briefly comprising; entrance hallway, WC, lounge, open plan dining kitchen. To the first floor, four bedrooms, primary with en-suite, and family bathroom. Outside, driveway to the front providing off road parking, and generous, privately enclosed garden to the rear, backing onto open fields. Located in close proximity to Kimberley town centre, the towns shops, bars, supermarket and schools are on your doorstep. There are excellent transport and commuter links close by, providing easy access to Nottingham and beyond. Contact Watsons to arrange a viewing.

Ground Floor

Entrance Hall

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

WC

WC, pedestal sink unit.

Lounge

4.24m x 3.38m (13' 11" x 11' 1") UPVC double glazed bay window to the front with integrated shutter blinds, radiator, wood effect laminate flooring, brick built fire place, radiator and open to the dining area.

Dining Area

3.72m x 3.38m (12' 2" x 11' 1") Radiator, wood effect laminate flooring and French doors and window to the rear garden with integrated shutter blinds

Dining Kitchen

7.35m x 4.51m (24' 1" x 14' 10") A range of matching wall & base units, work surfaces incorporating an inset sink & drainer unit. Integrated appliances to include electric oven & gas hob with extractor over, fridge freezer. Plumbing for washing machine, wood effect laminate flooring, ceiling spotlights, radiator, combination boiler, uPVC double glazed window to the front and sliding patio doors to the rear garden.

First Floor

Landing

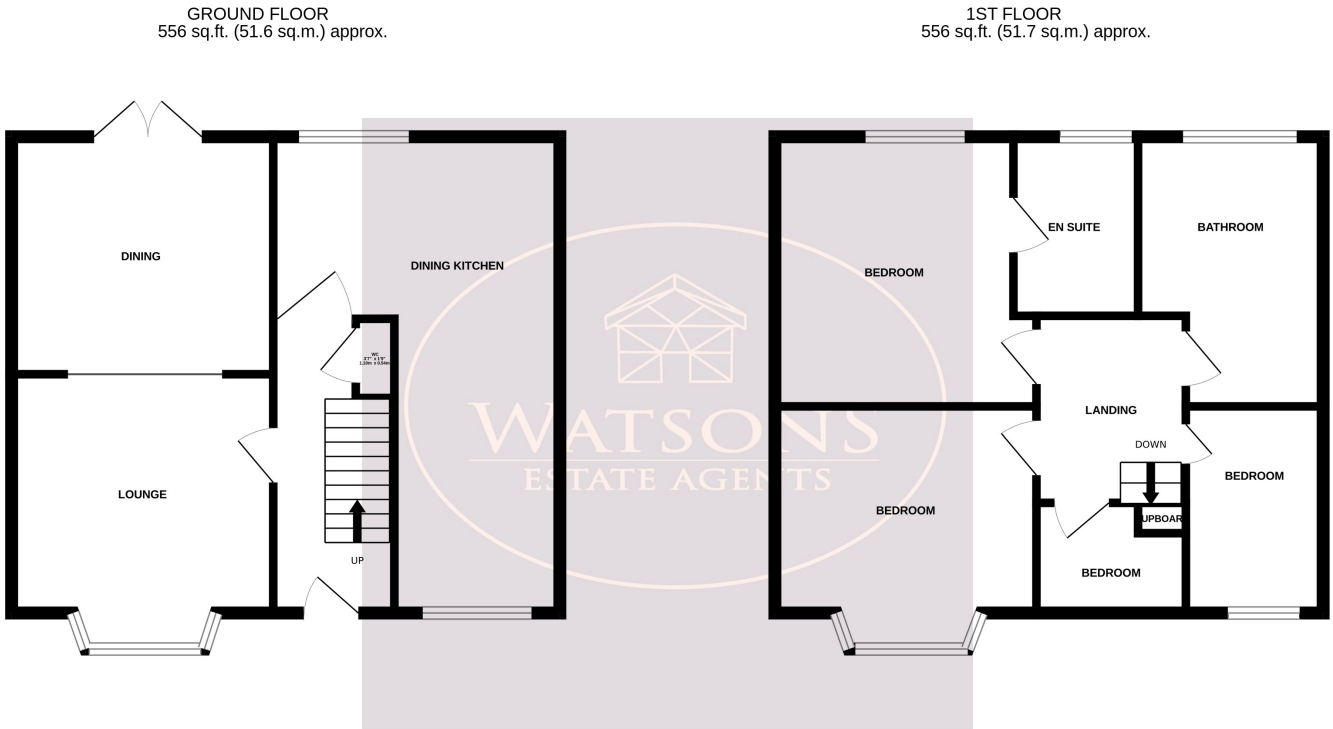
Doors to all bedrooms and bathroom.

Primary Bedroom

3.7m x 3.41m (12' 2" x 11' 2") UPVC double glazed window to the rear, radiator and wood effect laminate flooring. Door to the en suite.

En Suite

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



TOTAL FLOOR AREA : 1112 sq.ft. (103.3 sq.m.) approx.
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

4.23m x 2.98m (13' 11" x 9' 9") UPVC double glazed bay window to the front with integrated shutter blinds, fitted wardrobes, radiator and wood effect laminate flooring.

Bedroom 3

4.52m x 2.45m (14' 10" x 8' 0") UPVC double glazed window to the front and radiator.

Bedroom 4

2.24m x 2.01m (7' 4" x 6' 7") UPVC double glazed window to the front, storage cupboard and radiator. Access to the attic.

Bathroom

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

Outside

To the front of the property, a block paved driveway provides ample off road parking and external tap. The rear garden offers a good level of privacy and comprises a paved patio seating area, generous turfed lawn, raised railway sleeper flower bed borders, a timber decking seating area , external tap and timber built shed. The garden is enclosed by timber fencing to the perimeter.