

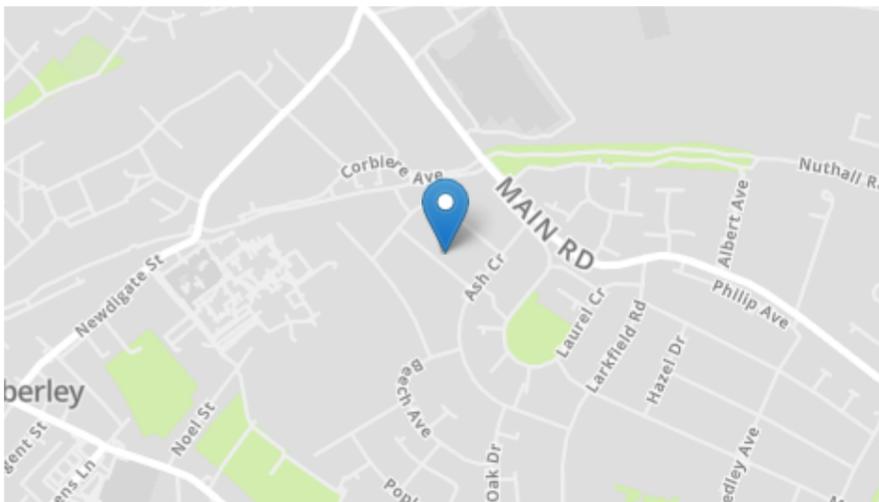
Elm Avenue, Nuthall, NG16 1EZ

Offer Over £260,000



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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 - 29985830



- Semi Detached Family Home
- 3 Bedrooms
- 2 Reception Rooms
- Downstairs WC
- Driveway & Carport
- Walking Distance To Kimberley Town Centre
- Excellent Road & Public Transport Links
- Generous Plot

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 A HOUSE A HOME *** A great opportunity to add your own stamp to this three bedroom semi-detached property situated on the popular 'Larkfields' estate in Nuthall. Sitting on a generous plot, features include two reception rooms, a driveway, downstairs WC, and a private rear garden. Briefly comprising; entrance hallway, lounge, dining room, kitchen, rear lobby, downstairs WC. To the first floor, three bedrooms and bathroom. Outside, to the front is a driveway providing off road parking, and to the rear is a good sized and private garden. The Larkfields estate is well located, in close proximity to Kimberley town centre and all of it's amenities. There are also excellent transport and commuter links nearby, along with favoured schools. Contact Watsons to arrange a viewing.

Ground Floor

Entrance Hall

Entrance door to the front, stairs to the first floor, storage cupboard, radiator, stairs to the first floor and door to the dining room.

Dining Room

3.68m x 2.21m (12' 1" x 7' 3") 2 uPVC double glazed windows to the front, radiator and open to the lounge. Door to the rear lobby.

Lounge

7.32m x 4.57m (24' 0" x 15' 0") UPVC double glazed bay window to the rear, French doors to the rear garden and radiator. Feature fire place with inset space for fire.

Rear Lobby

Doors to the kitchen, WC and rear garden.

Kitchen

3.34m x 2.24m (10' 11" x 7' 4") A range of matching wall & base units, work surfaces incorporating an inset sink & drainer unit. Integrated electric oven & gas hob with extractor over. Radiator and uPVC double glazed windows to the rear & side.

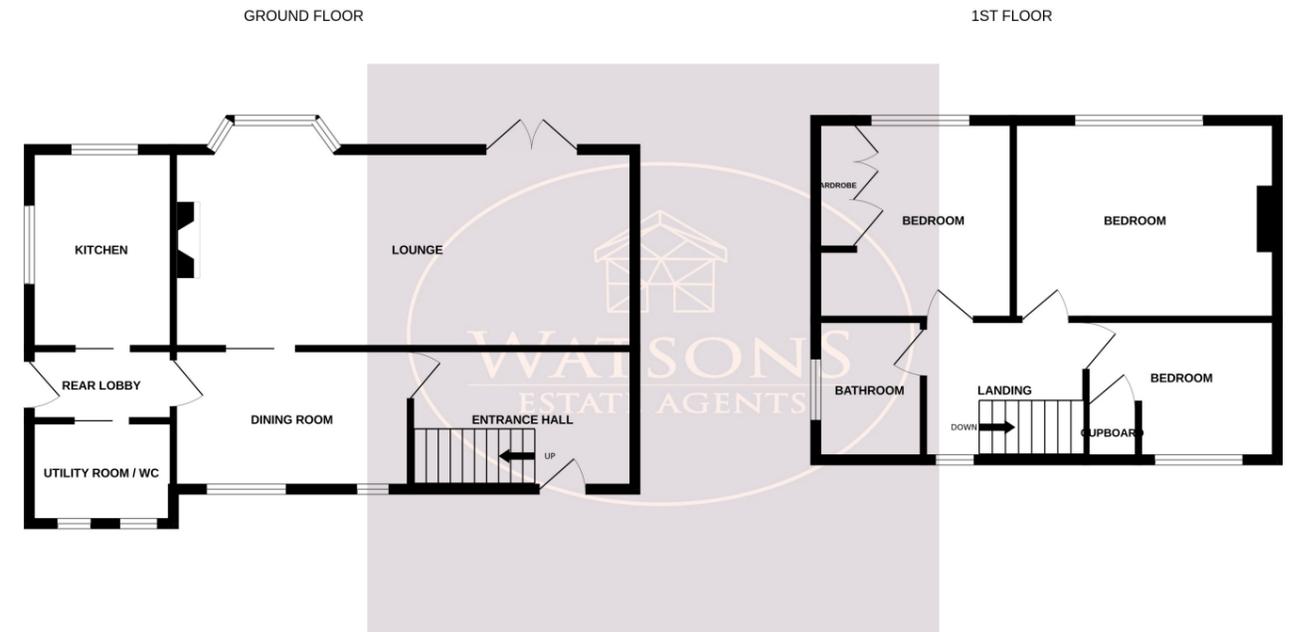
Utility Room/WC

2.27m x 1.35m (7' 5" x 4' 5") WC, vanity sink unit, radiator and obscured uPVC double glazed window to the front. Plumbing for washing machine. 2 obscured uPVC double glazed windows to the front.

First Floor

Landing

UPVC double glazed window to the front, access to the attic housing the combination boiler and fully boarded. 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

4.16m x 3.33m (13' 8" x 10' 11") UPVC double glazed window to the rear and radiator.

Bedroom 2

3.36m x 2.95m (11' 0" x 9' 8") UPVC double glazed window to the rear, fitted wardrobe and radiator.

Bedroom 3

3.21m x 2.24m (10' 6" x 7' 4") UPVC double glazed window to the front, storage cupboard and radiator.

Bathroom

3 piece suite in white comprising WC, pedestal sink unit and bath with electric shower over. Obscured uPVC double glazed window to the side and radiator.

Outside

To the front of the property is a turfed lawn and flower bed borders with a range of plants & shrubs. A paved driveway provides ample off road parking leading to the carport with double wooden doors. The garden is enclosed by hedge, timber fencing and secured by double wooden gates to the front. The rear garden comprises a paved patio seating area, turfed lawn and timber built shed and composite shed. Other features include a garden pond. The garden is enclosed by timber fencing to the perimeter.

Agents Note

The seller has provided us with the following information: the boiler is in the loft and is around 20 years old. The boiler was last serviced in 2025.