



**Nottingham Road, Nuthall Nottingham NG16 1DN**

**welcome to**  
**Nottingham Road, Nuthall**  
**Nottingham**

- NO UPWARD CHAIN
- FOUR BEDROOMS
- DETACHED FAMILY HOME
- DRIVEWAY & SEPARATE GARAGE
- LARGE REAR GARDEN

Tenure: Freehold EPC Rating: D  
Council Tax Band: D

offers over  
**£450,000**

**Entrance Hallway**  
**Downstairs Wc**  
**Lounge**

12' 6" max x 11' 11" max ( 3.81m max x 3.63m max )

**Dining Room**

12' max x 7' 7" max ( 3.66m max x 2.31m max )

**Lounge Diner**

24' 9" max x 10' 11" max ( 7.54m max x 3.33m max )

**Kitchen**

11' 11" max x 11' 8" max ( 3.63m max x 3.56m max )

**Bedroom One**

24' 7" max x 10' 11" max ( 7.49m max x 3.33m max )

**Bedroom Two**

12' 6" max x 11' 11" max ( 3.81m max x 3.63m max )

**Bedroom Three**

11' 11" max x 7' 7" max ( 3.63m max x 2.31m max )

**Bedroom Four**

11' 11" max x 11' 7" max ( 3.63m max x 3.53m max )

**Family Bathroom**



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**Property Ref:**  
KBY109860 - 0002

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



**william h brown**



**0115 938 5062**



[kimberley@williamhbrown.co.uk](mailto:kimberley@williamhbrown.co.uk)



39 Main Street, Kimberley, NOTTINGHAM,  
Nottinghamshire, NG16 2NG



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**