£300,000

3 Bedroom Detached House for sale

4 Harcourt Crescent, Nuthall, Nottingham

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Overview

If you've been waiting for a detached home in the Horsendale area, this is THE one!
Nuthall, NG16 3 Bedrooms Sun-drenched South-Facing Garden Modern Breakfast Kitchen + Separate Dining Direct Tram & M1 links nearby

Key Features

- Three Spacious Bedrooms
- South-Facing Private Rear Garden
- Breakfast Kitchen & Separate Formal Dining
- Highly Desirable 'Horsendale' Estate Location
- Excellent School Catchments
- Superb Transport Links (M1 & Tram)
- Garage and Off-Road Parking

HORSENDALE ESTATE Harcourt Crescent, Nuthall, Nottingham – NG16

| 3 Bedroom Detached | South-Facing Garden

The Property

Occupying a prime position on the highly sought-after Horsendale Estate, this beautifully presented 3-bedroom detached family home offers the perfect blend of suburban tranquility and modern convenience. Boasting a light-filled layout and a sun-drenched south-facing garden, this property is a rare find in one of Nuthall's most desirable crescents.

Ground Floor:

Breakfast Kitchen: The heart of the home, featuring a modern range of units and integrated appliances, with a dedicated breakfast area perfect for morning coffee and casual family dining.

Separate Dining Room: A formal space for entertaining, featuring sliding patio doors that seamlessly connect the interior to the rear garden-ideal for alfresco dining in the summer months.

Lounge: A spacious, welcoming primary reception room with large windows overlooking the front aspect.

Guest Cloakroom/WC: Conveniently located off the entrance hallway.

First Floor:

Three well-proportioned bedrooms, including a generous master suite.

A contemporary family shower-room with high-quality fixtures and finishes.

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Outside: The property features a private driveway leading to an integral garage. To the rear is a standout south-facing garden, meticulously maintained with a mix of paved patio and lush lawn, ensuring you capture the sun from dawn until dusk.

Location & Lifestyle

Nuthall is widely regarded as one of Nottinghamshire’s premier residential suburbs, offering a high quality of life with a strong sense of community.

Exceptional Schooling: Families are perfectly placed within the catchment area for the Ofsted 'Good' rated Horsendale Primary School, which is just a short, safe walk away. For older children, the property is well-positioned for highly regarded secondary schools and academies, making this an ideal long-term family home.

Commuter's Dream & Transport Links: Connectivity is one of Nuthall's greatest strengths:

M1 Motorway: Junction 26 is just a 2-minute drive away, providing effortless access to the North and South.

NET Tram System: The Phoenix Park Park & Ride is nearby, offering a frequent and direct 19-minute link into Nottingham City Centre.

Local Bus Routes: Regular services (including the Rainbow One) run every 10 minutes from nearby stops, connecting you to Kimberley, Eastwood, and the City.

Local Amenities: Within walking distance, you’ll find the Temple Centre community hub, Basil Russell Playing Fields, and a selection of charming local pubs and eateries. The nearby town of Kimberley offers further supermarkets, boutique shops, and leisure facilities.

Driveway

- Driveway: Private parking for two cars.

Garage: Single garage with power and light.

Secure Access: Side gate connecting the driveway to the south-facing rear garden.

Hallway
14' 10" x 7' 0" (4.52m x 2.13m)
The property opens into a remarkably spacious and airy entrance hallway that immediately creates a sense of scale and light. This impressive central hub serves as the perfect welcome to the home, offering plenty of room for furniture or storage without feeling crowded. From here, the layout flows naturally into the main living lounge, the heart of the home in the breakfast kitchen, and a conveniently placed guest WC. A wide, feature staircase also leads from the hall to the first-floor landing, tying the entire ground floor together with a bright and open feel.

Lounge
10' 11" x 15' 11" (3.33m x 4.85m)
The lounge is a beautifully bright and expansive reception room, dominated by a large feature window that floods the space with natural light. The room’s centrepiece is an impressive gas fire, providing a warm and sophisticated focal point for cosy winter evenings. With its generous proportions and neutral decor, this inviting space offers ample room for large sofas and other furniture, making it the perfect environment for the family to relax and unwind.

Breakfast Kitchen
16' 11" x 8' 10" (5.16m x 2.69m)
The breakfast kitchen is a bright and functional space designed to be the social heart of the home. It features a range of modern cabinetry and ample workspace, complemented by a dedicated breakfast area that is perfect for casual morning meals and family catch-ups. Large windows invite plenty of natural light, while a glazed door provides direct access to the south-facing rear garden. This layout creates a seamless indoor-outdoor flow, making it incredibly easy to transition to alfresco dining or keep an eye on the children playing outside while you cook.

Dining Room
9' 6" x 9' 0" (2.90m x 2.74m)
The separate dining room is an elegant and versatile space, perfectly positioned for both formal entertaining and everyday family meals. The room is defined by large double-glazed sliding doors that open directly onto the patio, framing a beautiful view of the south-facing garden and blurring the lines between the interior and the outdoors. These doors not only flood the room with

Floorplans

Floor 0

Approximate total area(1)

533 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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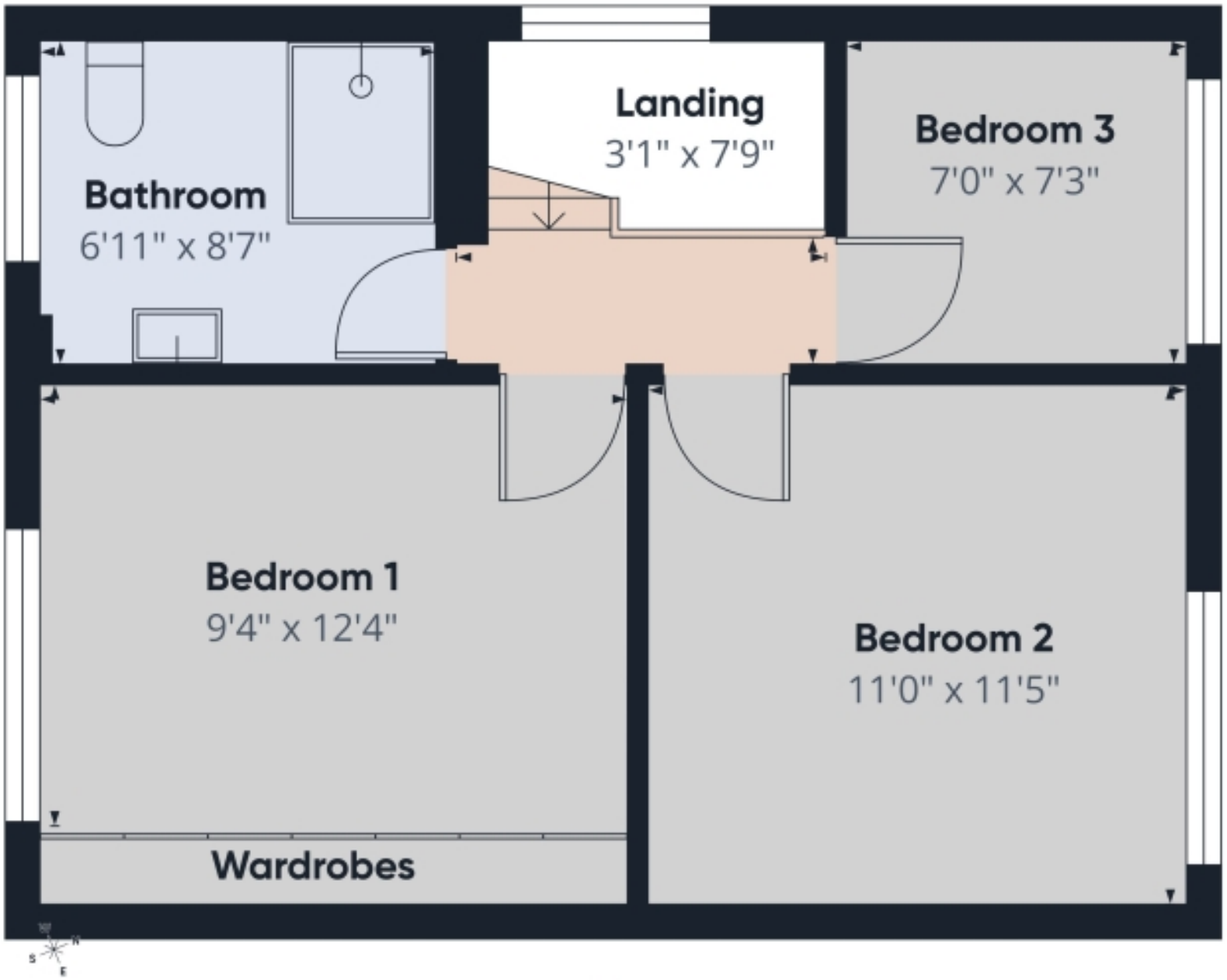
Floorplans



Floor 1

Approximate total area(1)

410 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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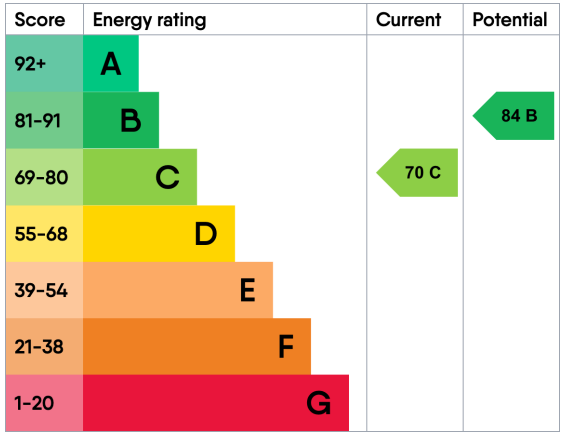
Score
Energy rating
Current
Potential
92+
A
81-91
B
69-80
C
55-68
D
39-54
E
21-38
F
1-20
G
70 C
84 B

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