

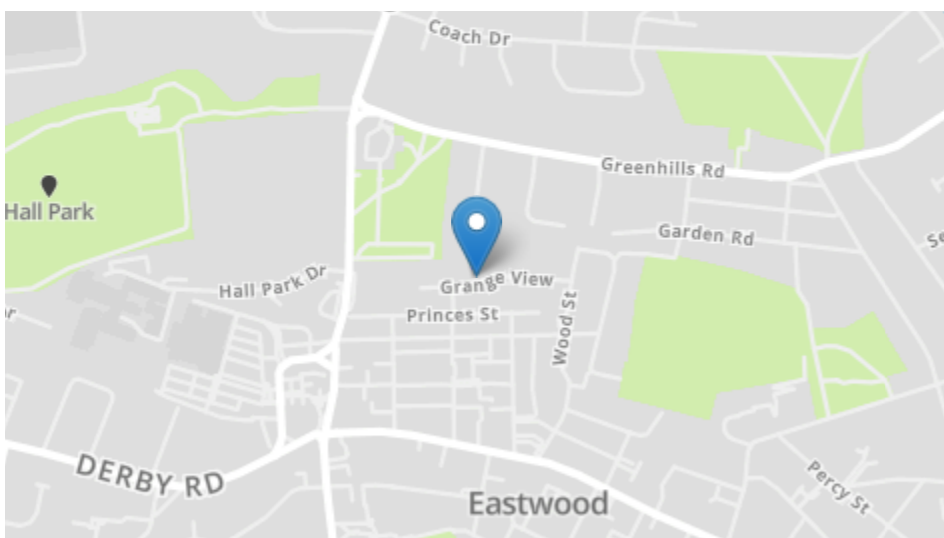
Grange View, Eastwood, NG16 3DE

Offers Over £200,000

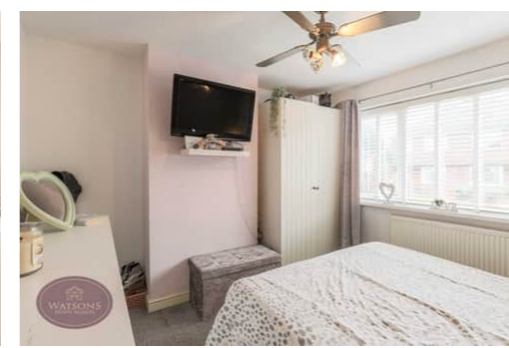


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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	49	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



- Semi Detached House
- 3 Bedrooms & Attic Room
- Driveway
- Quiet Cul De Sac Location
- Walking Distance To Amenities
- Excellent Road & Public Transport Links
- Well Presented Throughout
- Viewing A Must!

Our Seller says....

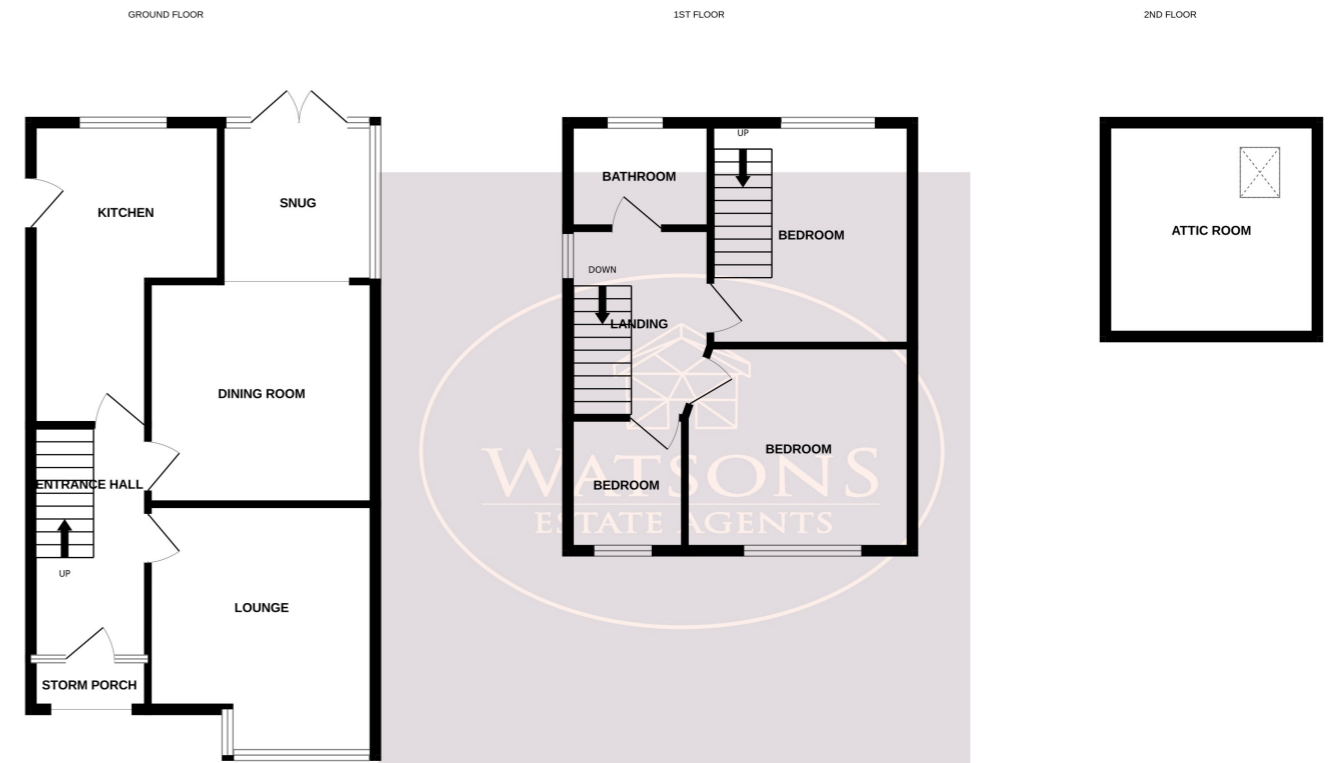
want to view?  
 Call us on 0115 938 5577  
 Our lines are open 8am - 8pm  
 7 Days a week  
 or email  
 mail@watsons-residential.co.uk  
 Ref - 26871627

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.



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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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\*\*\* A MUST VIEW ON GRANGE VIEW! \*\*\* It's no surprise that properties on this street are so popular as it is a quiet location, yet within walking distance of all the shops & amenities of Eastwood. Families will particularly appreciate the additional space with a converted attic & sun room, as well as a great garden. The accommodation is well presented throughout and comprises in brief: entrance, lounge, kitchen, dining room opening to sun room. Upstairs, the landing leads to the 3 bedrooms and family bathroom. The attic has been converted into a usable space which could be used as a teenage hideaway or working from home. Outside, there are lawned gardens to the front & rear, whilst a paved driveway alongside provides off street parking. This one is likely to be popular, so call our sales team now to arrange a viewing.

## Ground Floor

### Entrance Hall

Composite entrance door to the front, under stairs storage housing the combination boiler, stairs to the first floor and doors to the lounge & kitchen.

### Lounge

3.98m into the bay x 3.55m (13' 1" x 11' 8") Half uPVC double glazed bay window to the front, vertical radiator and real flame gas fire.

### Dining Room

3.48m x 3.21m (11' 5" x 10' 6") Karndean flooring, vertical radiator and open to the sun room.

### Sun Room

2.35m x 2.11m (7' 9" x 6' 11") Polycarbonate roof, Karndean flooring and French doors to the rear garden.

### Kitchen

4.79m x 2.17m (15' 9" x 7' 1") A range of high gloss wall & base units, work surfaces incorporating a sink & drainer unit. Integrated appliances to include: electric oven & hob with extractor over and fridge freezer. Plumbing for washing machine & dishwasher. UPVC double glazed windows to the rear & side and door to the side.

## First Floor

### Landing

Obscured uPVC double glazed window to the side and doors to all bedrooms and bathroom.

### Bedroom 1

3.49m x 3.29m (11' 5" x 10' 10") UPVC double glazed window to the front and radiator.

### Bedroom 2

3.51m x 3.2m (11' 6" x 10' 6") UPVC double glazed window to the rear, radiator and stairs up to the attic room.

### Bedroom 3

2.09m x 1.83m (6' 10" x 6' 0") UPVC double glazed window to the front and radiator.

### Bathroom

3 piece suite in white comprising WC, vanity sink unit and bath. Chrome heated towel rail, ceiling spotlights, extractor fan and obscured uPVC double glazed window to the rear.

### Attic Room

3.34m x 3.31m (10' 11" x 10' 10") Integrated eaves storage and velux window.

### Outside

To the front of the property is a turfed lawn, whilst a brick paved driveway to the side provides ample off road parking. The rear garden comprises a 2 tiered paved patio, turfed lawn, timber built shed and is enclosed by timber fencing to the perimeter with gated access to the side.