

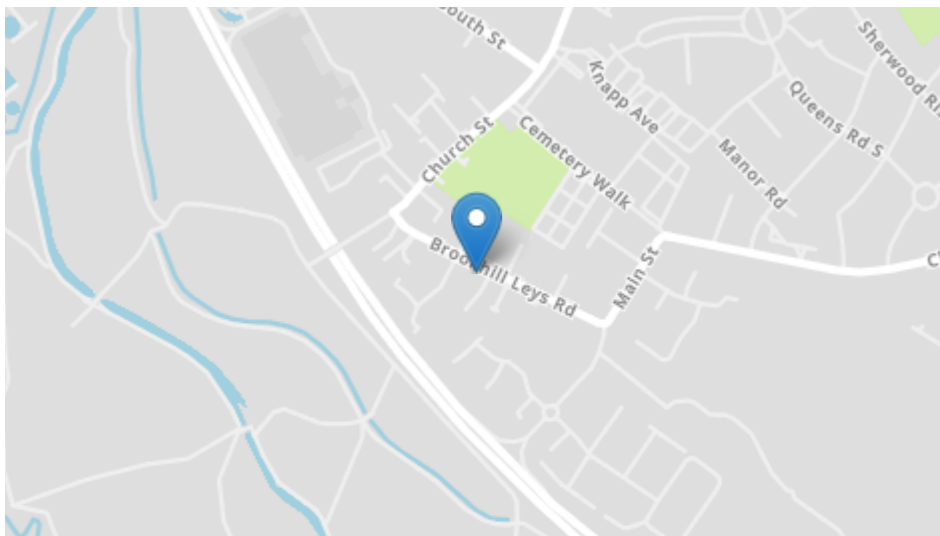
Brookhill Leys Road, Eastwood, NG16 3HZ

£250,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		88
(81-91)	B		
(69-80)	C		
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



- Detached House
- 3 Bedrooms
- Modern Open Plan Dining Kitchen
- Off Road Parking
- Conservatory
- Generous Rear Garden With Summer House
- South West Facing Rear Garden
- Ease Of Access To A610

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 - 27515881

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



*** CHECK OUT THAT GARDEN! *** Located on the popular Brookhill Leys Road, this detached family home boasts a large rear garden not typically found in this price range, making this an excellent choice for families or for those who love to entertain throughout the summer. The ground floor accommodation comprises in brief; entrance hall, lounge, dining kitchen and a conservatory overlooking the rear garden. On the first floor, there are 3 bedrooms - 2 of which are double - and a family bathroom fitted with a white suite. Outside, the large rear garden comprises of a paved patio area, turfed lawn and timber fencing to the perimeter. There is the added bonus of a summer house measuring 4.82 x 2.96, which having been boarded and fitted with light & power, could be used as a home office, workshop or gym. The location gives easy access to local amenities including shops, bus stops and a recreation park all within walking distance. Eastwood Town Centre is just a mile away and offers a wide range of retail shops, eateries and public services including a doctors, dentist and vets. Nearby key roads include the A610, which leads to Junction 26 of the M1 Motorway. For more information or to book your viewing, call our team.

Ground Floor

Entrance Hall

Entrance door to the front, stairs to the first floor. Door to the lounge.

Lounge

4.04m x 3.76m (13' 3" x 12' 4") UPVC double glazed window to the front, wall mounted gas fire, wood effect laminate flooring. Door to the dining kitchen.

Dining Kitchen

5.07m x 3.03m (16' 8" x 9' 11") A range of matching wall & base units, work surfaces incorporating an inset stainless steel sink & drainer unit. Integrated electric oven & 5 ring gas hob with extractor over. Tiled flooring, radiator, plumbing for washing machine & dishwasher. UPVC double glazed window to the rear, French doors to the conservatory.

Conservatory

4.58m x 3.45m (15' 0" x 11' 4") Brick & uPVC double glazed construction, radiator and French doors to the rear garden.

First Floor

Landing

UPVC double glazed window to the side. 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 for any prospective purchase. 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

3.70m x 3.35m (12' 2" x 11' 0") UPVC double glazed window to the front, wood effect laminate flooring and radiator.

Bedroom 2

3.08m x 2.81m (10' 1" x 9' 3") UPVC double glazed window to the rear, radiator, wood effect laminate flooring and wall mounted combination boiler.

Bedroom 3

2.10m x 1.85m (6' 11" x 6' 1") UPVC double glazed window to the front, wood effect laminate flooring and radiator.

Bathroom

3 piece suite in white comprising WC, pedestal sink unit and bath with mains fed shower over. Radiator and obscured UPVC double glazed window to the rear.

Outside

To the front of the property a tarmac driveway provides off road parking. The South West facing rear garden comprises a paved patio, turfed lawn, timber built shed, timber built summerhouse (measuring 4.82m x 2.96m) insulated and with power. The garden is enclosed by timber fencing to the perimeter with gated access to the side.