

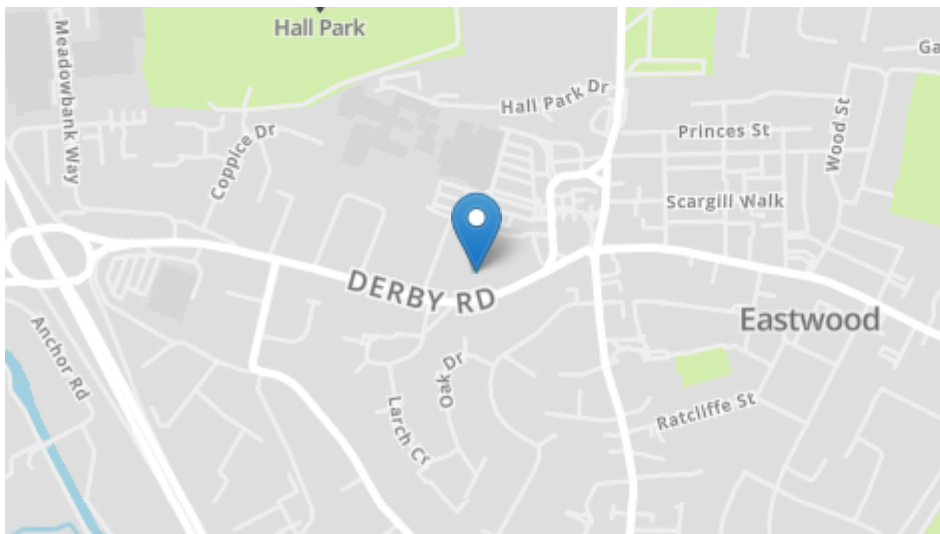
Derby Road, Eastwood, NG16 3NT

£425,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	70	70
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



- Substantial Detached Bungalow
- 5 Bedrooms
- 2 En Suites & Family Bathroom
- Open Plan Dining Kitchen & Family Room
- Well Maintained Gardens
- Off Road Parking & 2 Garages
- Beautifully Presented Throughout
- Walking Distance From Amenities
- No Upward Chain
- Viewing Essential

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 - 19373643

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



*** SPACE, SUBSTANCE AND STYLE *** An individually designed detached bungalow with spacious rooms and a versatile layout, making this an excellent choice for a long term and future proof family home. Every room in this home is presented to an exceptional standard with the accommodation comprising in brief; Inner hall, kitchenette, formal lounge, utility room and an open plan kitchen, dining and sitting room with French doors leading to the rear garden - an ideal space to entertain friends and family. There are 4 bedrooms to the ground floor, one of which benefits from an en suite and the separate family bathroom is fitted with a modern white suite. The layout also lends itself to provide self contained accommodation for buyers looking to co-habit with a relative who requires their own individual space. Outside, the property does not disappoint, electric double gates lead to ample an extensive block paved driveway providing ample parking for cars, vans and motor homes. The double detached garage (7.11m x 5.66m) has two electric doors and provides further parking provisions and has the potential to be used as a workshop. There are well maintained gardens to the front, side and rear with large patio areas allowing you to enjoy time outdoors through the summer in complete privacy. The bungalow is conveniently situated within walking distance to Eastwood Town Center, which offers a wide range of shops, cafes, amenities and public services including doctors, dentists and vets. Bus services run along Derby Road with regular routes running to various destination including Nottingham, Derby, Kimberley & Alfreton. For more information, or to book your viewing appointment, call our team.

Ground Floor

Inner Entrance Hall

Karndean flooring and doors to the lounge, bedroom 1, kitchenette and dining kitchen area.

Kitchenette

3.12m x 2.37m (10' 3" x 7' 9") Matching wall & base units, twin circular stainless steel sink, integrated fridge freezer, space for cooker, breakfast bar, 2 lead lined uPVC double glazed windows and composite door to the front.

Lounge

5.25m x 5.25m reducing to 4.25m min (17' 3" x 17' 3") Lead lined uPVC double glazed window to the front, 2 uPVC double glazed windows to the side, 2 radiators and an inset log burner with granite hearth.

Kitchen & Dining Area

5.77m x 4.17m (3.09m min) (18' 11" x 13' 8") A range of matching wall & base units, composite work surfaces incorporating a one & a quarter bowl acrylic sink & drainer unit. Integrated appliances to include: waist height oven & warming drawer, 5 ring halogen hob and dishwasher. Karndean flooring, radiator, ceiling spotlights, uPVC double glazed window to the side, door to the utility room and open plan to the sitting room.

Utility Room

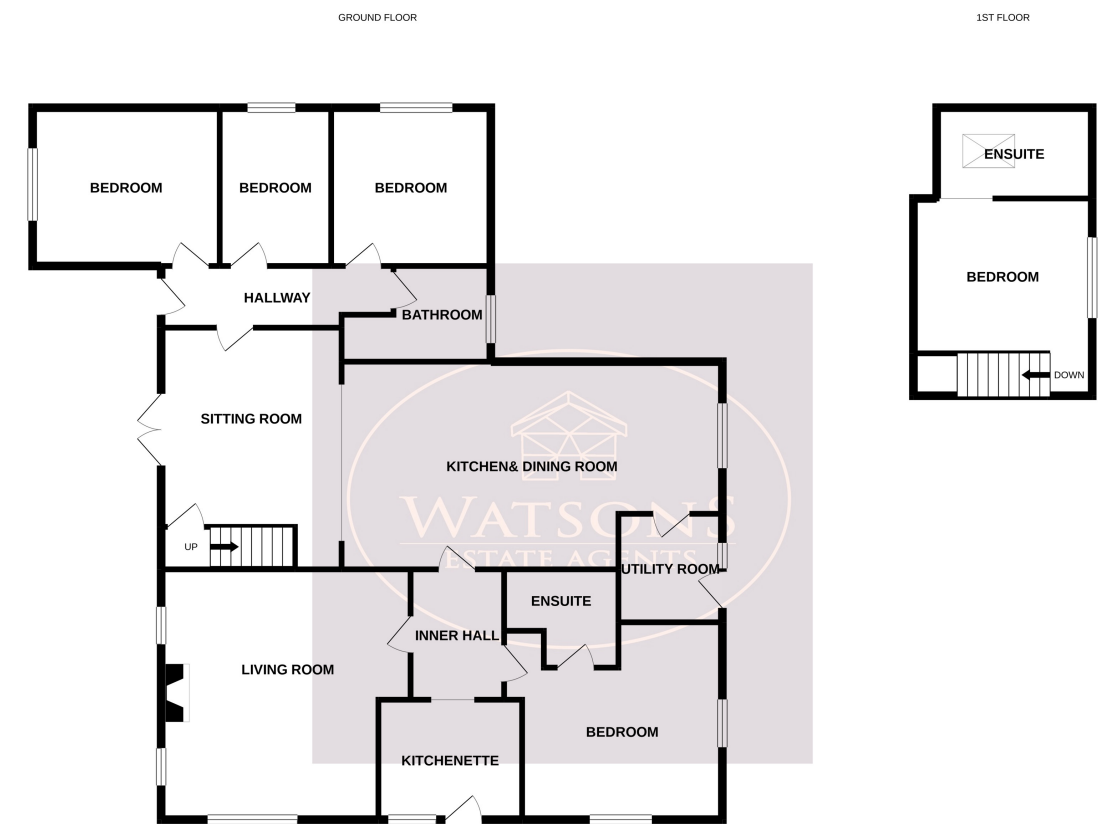
2.25m x 2.0m (7' 5" x 6' 7") Plumbing for washing machine, Karndean flooring, wall mounted combination boiler, radiator and composite stable door to the side.

Sitting Room

5.19m (4.15m min) x 3.78m (17' 0" x 12' 5") Karndean flooring, French doors to the side, external door to the side and stairs leading to the first floor.

Rear Hall

Karndean flooring, radiator and doors to bedrooms 2, 3, 4, bathroom and external door to the side.



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

4.58m x 4.13m (15' 0" x 13' 7") Lead lined uPVC double glazed window to the front, radiator, uPVC double glazed window to the side and door to the en suite. En Suite - 3 piece suite comprising concealed cistern WC, vanity sink unit and walk in cubical with dual rainfall effect shower head. Chrome heated towel rail, ceiling spotlights and extractor fan.

Bedroom 2

3.97m x 3.01m (13' 0" x 9' 11") UPVC double glazed window to the side, Karndean flooring and radiator.

Bedroom 3

3.39m x 3.19m (11' 1" x 10' 6") UPVC double glazed window to the rear and radiator.

Bedroom 4

3.26m x 2.33m (10' 8" x 7' 8") UPVC double glazed window to the rear, Karndean flooring and radiator.

Bathroom

3 piece suite in white comprising concealed cistern WC, wall mounted sink and corner bath. Chrome heated towel rail, tiled flooring with under floor heating, obscured uPVC double glazed window to the side.

First Floor

Bedroom 5

4.13m x 3.8m (13' 7" x 12' 6") UPVC double glazed window to the rear, part Karndean flooring, radiator, ceiling spotlights and open access to the en suite. En Suite - 4 piece suite comprising concealed cistern WC, floating sink, bath and walk in cubical with dual rainfall effect shower head. Storage cupboard and velux window.