

Alexandra Street, Eastwood, NG16 3BD

Offers in Region of £350,000



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	61	78
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



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 - 29220403

- Semi Detached Character Property
- 3 Storey
- 5 Good Size Bedrooms
- Lounge with Traditional Fireplace
- Dining Room
- Kitchen with Log Burner
- Original Character Features
- Wine Cellar
- Family Bathroom & Separate WC
- Well Established Rear Garden

Our Seller says....

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, STYLE AND CHARACTER! *** This superb 5 bedroom Victorian semi detached residence is located within walking distance of Eastwood town centre and truly boasts many fine original features, which have to be seen to be appreciated! Boasting spacious living accommodation with high ceilings and comprising, entrance vestibule and hallway, living room, dining room, kitchen with access to a wine cellar. To the first floor, 3 bedrooms and a bathroom and to the second floor 2 further bedrooms. Outside to the front and set behind a boundary wall is a front garden and a private driveway which is a rare commodity in houses of this age. To the rear is a private and enclosed garden with 3 outbuildings providing excellent storage. Many original features include; doors, cast iron fireplaces, covings, skirting boards, picture rails and floor boards and there are many sash windows adding to the overall character of this fine property. Within an easy commutable distance to Derby, Nottingham, Mansfield and Leicester, it is also in the heart of D.H Lawrence country with beautiful countryside on the doorstep and with the Peak District being little more than half an hour away. Only an internal inspection will do to truly appreciate all that this fine home has to offer. Call our sales team to book your viewing.

Ground Floor

Entrance Hall

Original entrance door, original Minton tiled flooring, radiator, stairs to first floor and original doors to lounge and dining room.

Lounge

4.41m x 3.80m (14' 6" x 12' 6") Original sash bay windows, exposed wooden flooring, traditional fireplace with open fire and radiator.

Dining Room

3.95m x 3.82m (13' 0" x 12' 6") Original sash windows to the rear, cast iron fireplace, radiator and built in storage cupboard.

Kitchen

3.46m x 3.03m (11' 4" x 9' 11") A range of wall & base units with worksurfaces incorporating 1.5 stainless steel sink & drainer unit. Space for fridge and freezer and plumbing for washing machine. Quarry tiled flooring, pantry and access to cellar, inglenook fireplace with log burner, window to the side and original door to the rear garden.

First floor

Landing

Original doors to three bedrooms, bathroom and wc, skylight and stairs to second floor.

Bedroom 1

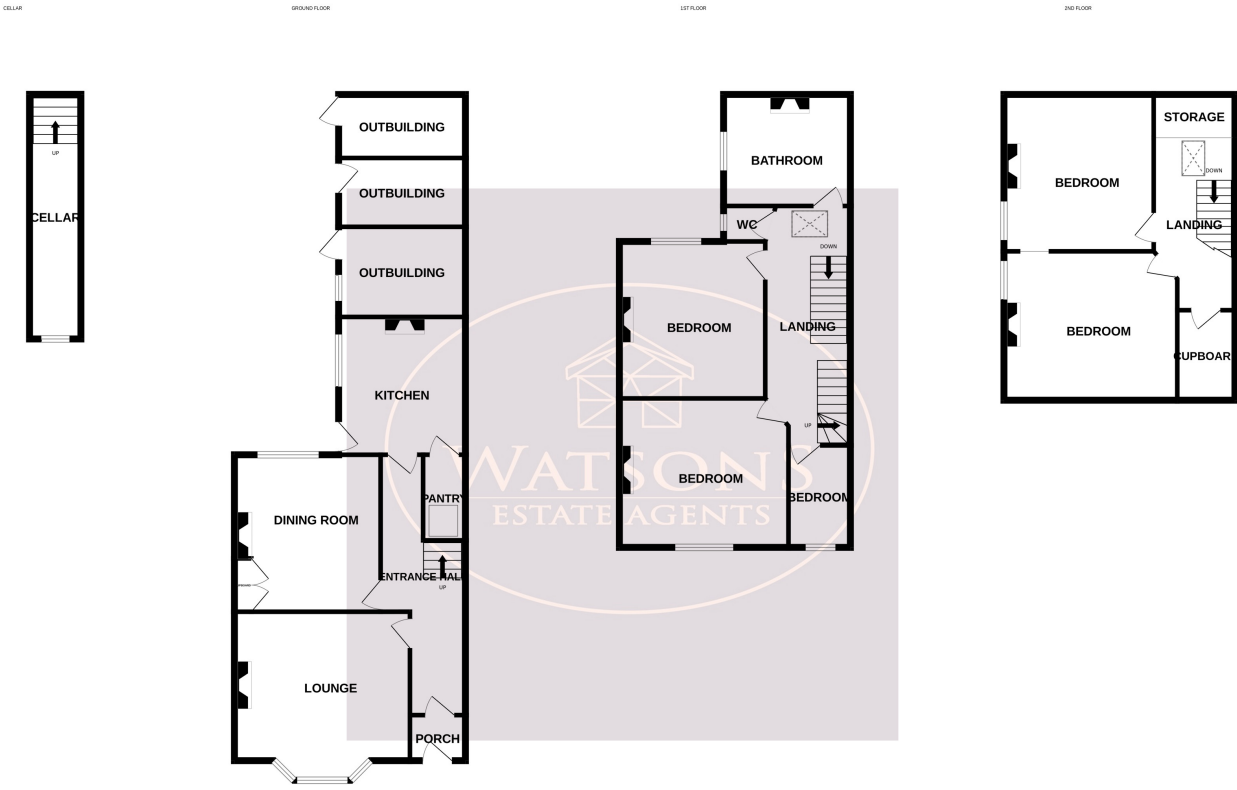
4.42m x 3.03m (14' 6" x 9' 11") Original sash windows to the front, original exposed wooden flooring, cast iron fireplace and radiator.

Bedroom 2

3.96m x 3.83m (13' 0" x 12' 7") Original sash windows to the rear, original exposed wooden flooring, cast iron fireplace and radiator.

Bedroom 3

Original sash window to the front and radiator.



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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Bathroom

White 3 piece suite comprising wall mounted sink, free standing bath and mains fed cubicle shower. Traditional radiator, exposed wooden flooring, cast iron fireplace and original sash window to the side.

WC

WC and original wood central pivot window to the side.

Second Floor

Landing

Velux window, doors to two bedrooms, built in storage and a storage cupboard.

Bedroom 4

4.20m x 2.59m (13' 9" x 8' 6") Original sash window to the side, radiator and cast iron fireplace.

Bedroom 5

3.59m x 2.59m (11' 9" x 8' 6") Original sash window to the side, radiator and cast iron fireplace.

Outside

The front of the property features a tarmacadam driveway, hedged by a turfed lawn with a range of plants and shrubbery, with a paved path to the side, leading to entrance door. It is enclosed by a brick patrician wall, and has a timber gate leading to the rear garden. The rear garden features three outbuildings which can be used as a workshop or storage shed. It also includes a paved seating area and a turfed lawn, flowerbeds with well established fruit trees, enclosed by brick walls.