

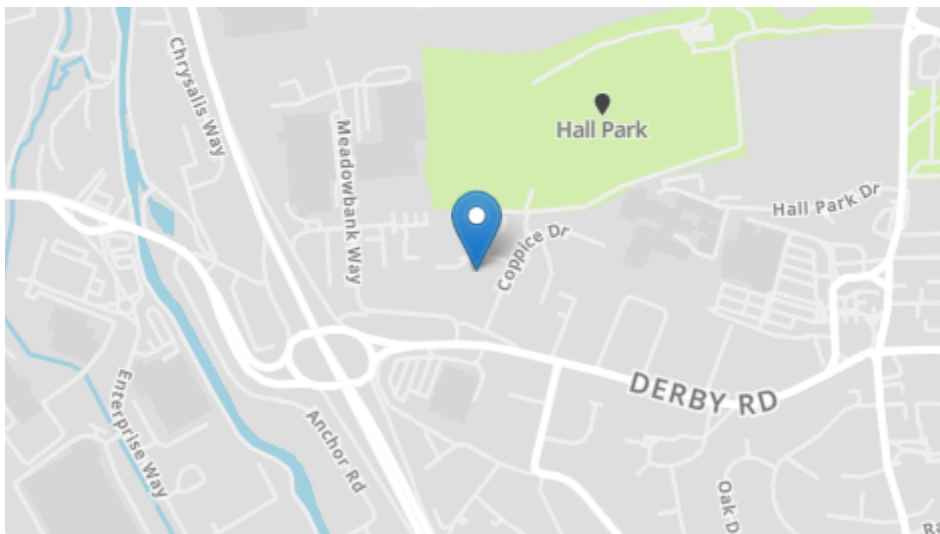
3 Ambleside Drive, Eastwood, NG16 3RR

Offers Over £240,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		85
(69-80)	<b>C</b>	71	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



- Linked Detached House
- 3 Bedrooms
- Lounge/Diner
- Conservatory
- Off Road Parking & Garage
- Private South Facing Rear Garden
- Walking Distance To Eastwood Town Centre
- 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 - 26754580

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



**\*\*\* CONVENIENT CUL-DE-SAC \*\*\*** This detached home will get the thumbs up from all the family with a location close to a range of amenities as well as just the right amount of space. Accommodation to the ground floor in brief comprises; entrance porch & hallway, fitted kitchen, open plan lounge & dining room and conservatory. To the first floor there are three bedrooms and family bathroom. Externally the property features off road parking, single garage and a good size rear garden. Ambleside Drive provides a particularly appealing location only a short drive from Eastwood Town Centre where you will find a wide range of cafes, shops, pubs and restaurants. Nearby road & transport links include the A610 which leads to Junction 26 of the M1, as well as Trent Barton bus services which run regularly through Eastwood with direct access to Nottingham City Centre. For those with children, Hall Park Academy along with a selection of primary schools are all within walking distance. For more information or to book your viewing, call our tea today.

**Ground Floor**

**Storm Porch**

Door to the outside storage cupboard, composite entrance door to the entrance hall.

**Entrance Hall**

Wood effect laminate flooring, stairs to the first floor, radiator and doors to the kitchen and lounge/diner.

**Kitchen**

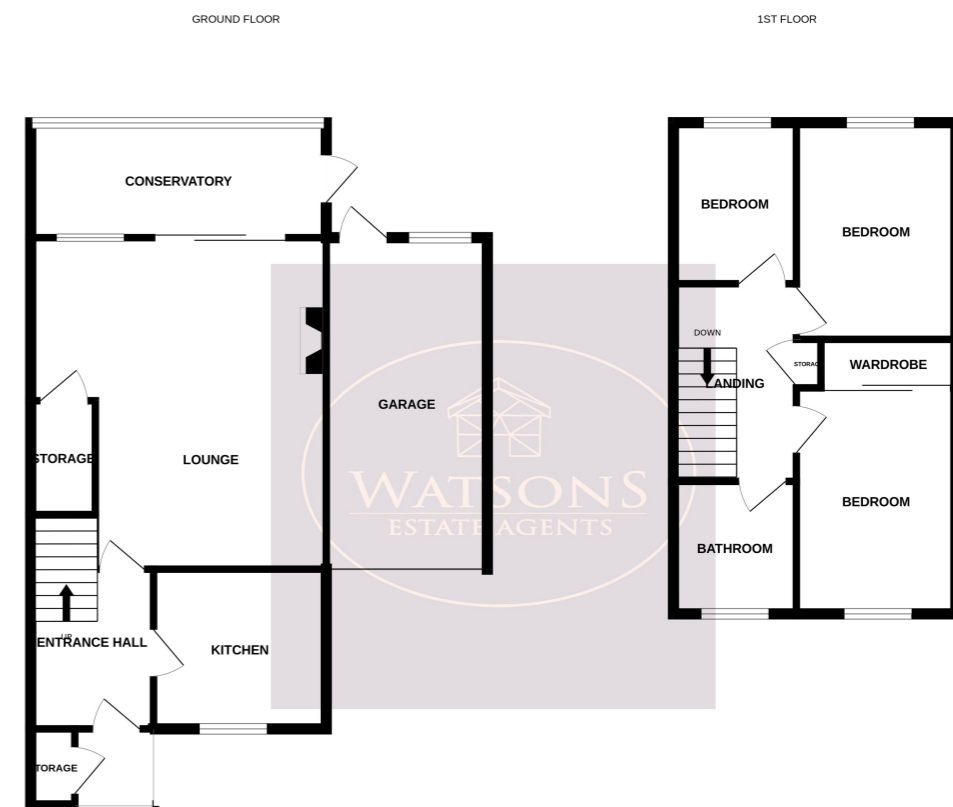
2.58m x 2.55m (8' 6" x 8' 4") A range of matching wall & base units, work surfaces incorporating an inset circular stainless steel sink & drainer unit. Integrated appliances to include: waist height electric oven & gas hob with extractor over and dishwasher. Tiled flooring, radiator, plumbing for washing machine and uPVC double glazed window to the front.

**Lounge Diner**

5.36m x 4.56m (17' 7" x 15' 0") Feature fire place with inset space for fire, wood effect laminate flooring, 2 radiators and uPVC double glazed sliding patio doors leading to the conservatory.

**Conservatory**

4.88m x 1.9m (16' 0" x 6' 3") Brick & uPVC double glazed construction, wood effect laminate flooring and door to the rear garden.



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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**First Floor**

**Landing**

Airing cupboard, access to the attic, radiator and doors to all bedrooms and bathroom.

**Bedroom 1**

3.61m x 2.61m (11' 10" x 8' 7") UPVC double glazed window to the front, fitted wardrobe and radiator.

**Bedroom 2**

3.56m x 2.51m (11' 8" x 8' 3") UPVC double glazed window to the rear and radiator.

**Bedroom 3**

2.67m x 1.98m (8' 9" x 6' 6") UPVC double glazed window to the rear and radiator.

**Bathroom**

3 piece suite in white comprising WC, pedestal sink unit and bath with shower over. Ceiling spotlights, radiator and obscured uPVC double glazed window to the front.

**Outside**

To the front of the property is a turfed lawn. A concrete driveway running alongside the property provides ample off road parking and leads to the single garage with up & over door, power, door to the rear and obscured uPVC double glazed window to the rear. The South facing rear garden offers a good level of privacy and comprises a concrete patio, turfed lawn, gravel borders and is enclosed by timber fencing to the perimeter.