

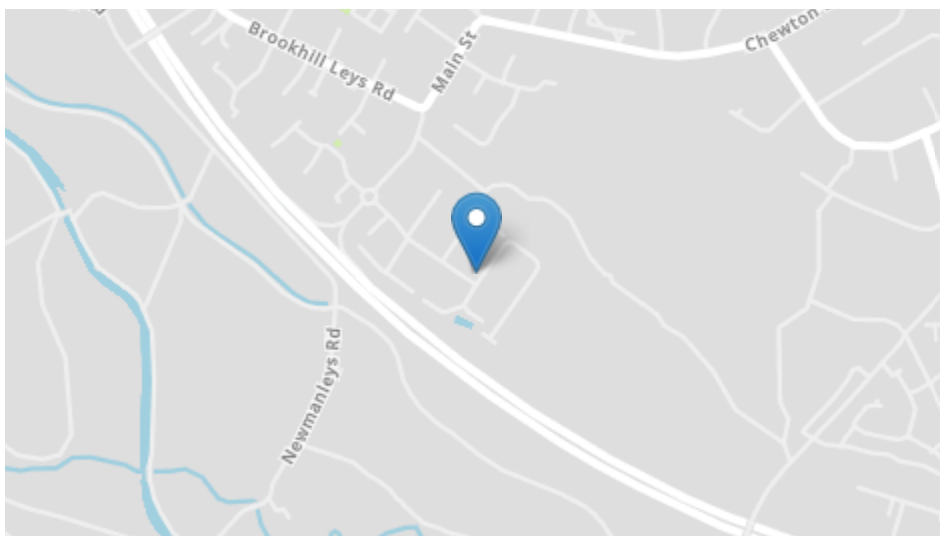
Beamlight Road, Eastwood, NG16 3JG

£270,000



Beamlight Road, Eastwood, NG16 3JG

£270,000



| Energy Efficiency Rating | | Current | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | 94 |
| (81-91) | B | 83 | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |



- Detached Family Home
- Three Bedrooms
- Fitted Dining Kitchen
- Lounge
- Utility & Downstairs WC
- First Floor Bathroom & En Suite
- Low Maintenance Rear Garden
- Driveway & Detached Garage
- NO UPWARD CHAIN

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 - 27868128

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



*** THIS BEAM OF LIGHT WILL SHOW YOU THE WAY HOME! *** NO CHAIN *** This fabulous modern 3 bedroom detached family home is located very conveniently for Eastwood and access to the A610. Boasting well presented living accommodation comprising a living room, kitchen/diner, downstairs WC, 3 bedrooms with master en suite and a family bathroom. Outside you will find an enclosed garden with a garage and private driveway. Being just over 3 years old this home is perfect for those looking to buy a 'turn key' property, ready to move into! Call our team today to book your viewing.

Ground Floor

Entrance Hall

Composite entrance door to the front and uPVC double glazed window to the side. Under stairs storage cupboard, radiator, doors to the lounge, dining kitchen and wc, stairs to the first floor.

Lounge

3.91m x 3.71m (12' 10" x 12' 2") UPVC double glazed window to the front and radiator.

Dining Kitchen

5.49m x 2.82m (18' 0" x 9' 3") A range of matching high gloss wall & base units with worksurfaces incorporating an inset 1.5 bowl stainless steel sink & drainer unit. Integrated appliances including electric oven and gas hob with extractor over. Breakfast bar, radiator and uPVC double glazed window to the rear. Door to the utility room and French doors to the rear garden.

Utility Room

1.73m x 1.6m (5' 8" x 5' 3") A range of matching high gloss wall & base units with worksurface over. UPVC double glazed door to the side, built in storage cupboard, wall mounted combination boiler, plumbing for washing machine and space for tumble dryer.

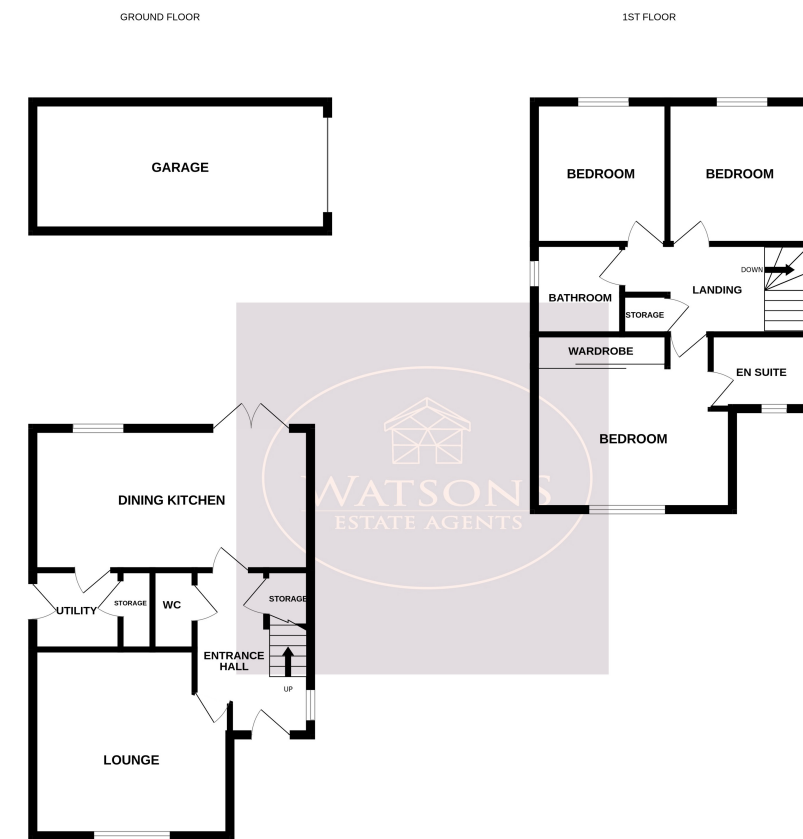
WC

WC, pedestal sink unit, extractor fan and radiator.

First Floor

Landing

UPVC double glazed window to the side, airing cupboard, access to the attic and doors to all bedrooms and the 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 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.
Made with Metropix 12024

Bedroom 1

3.91m x 3.25m (12' 10" x 10' 8") UPVC double glazed window to the front, fitted sliding door wardrobe, radiator and door to the en suite.

En Suite

White 3 piece suite comprising wc, vanity sink unit and shower cubicle with mains fed shower. Radiator, extractor fan and obscured double uPVC glazed window to the front.

Bedroom 2

2.9m x 2.82m (9' 6" x 9' 3") UPVC double glazed window to the rear and radiator.

Bedroom 3

2.9m x 2.57m (9' 6" x 8' 5") UPVC double glazed window to the rear and radiator.

Bathroom

White 3 piece suite comprising wc, pedestal sink unit and panelled bath with electric shower over. Obscured uPVC double glazed window to the side, extractor fan, radiator and partly tiled walls.

Outside

To the front of the property is flower bed borders with a paved pathway leading to the front door and alongside to the rear where there is a tarmac driveway with space for 2 vehicles, and detached garage fitted with up & over door & power. The 2 tier landscaped rear garden is enclosed by timber fencing to the perimeter with gated access to both sides and comprises turfed lawn, raised paved patio area, and flower bed borders with a range of plants and shrubs.