

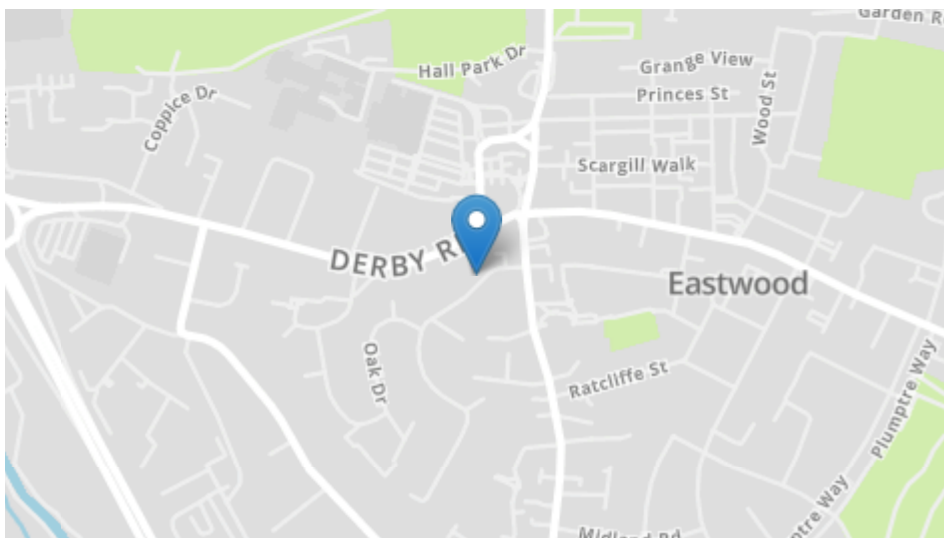
Woodland Way, Eastwood, NG16 3BU

Offers in the Region of £325,000



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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		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		71	83
England, Scotland & Wales		EU Directive 2002/91/EC	



- Detached House
- 3 Bedrooms
- Modern Fitted Kitchen
- Lounge & Dining Room
- Driveway & Garage
- Landscaped Rear Garden
- Walking Distance to Eastwood Town Centre
- Excellent Road & Public Transport Links

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 - 27561874

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



*** GUIDE PRICE £325,000 - £350,000 *** YOUR FOREVER HOME IS RIGHT HERE! *** This beautiful and stylish 3 double bedroom detached family home is located only a short walk from Eastwood town centre and is not only presented to a very high standard but also occupies a lovely plot with beautiful landscaped gardens. This exceptional and individual home boasts spacious living accommodation with a modern fitted kitchen, bathroom and decor and truly must be viewed to be fully appreciated! Call us now to book your viewing on this delightful home!

Ground Floor

Entrance Hall

5.69m x 2.41m (18' 8" x 7' 11") UPVC double glazed windows and composite entrance door to the front. Built in storage cupboard, radiator, doors to the lounge, dining room and rear garden. Stairs to the first floor.

Lounge

4.39m x 4.37m (14' 5" x 14' 4") UPVC double glazed windows to the front and rear, and sliding patio doors to the side, leading to the rear garden. Radiator and inglenook fireplace with inset feature electric fire.

Dining Room

3.08m x 2.56m (10' 1" x 8' 5") UPVC double glazed window to the front, radiator, Italian porcelain tiled floor and opening to the kitchen.

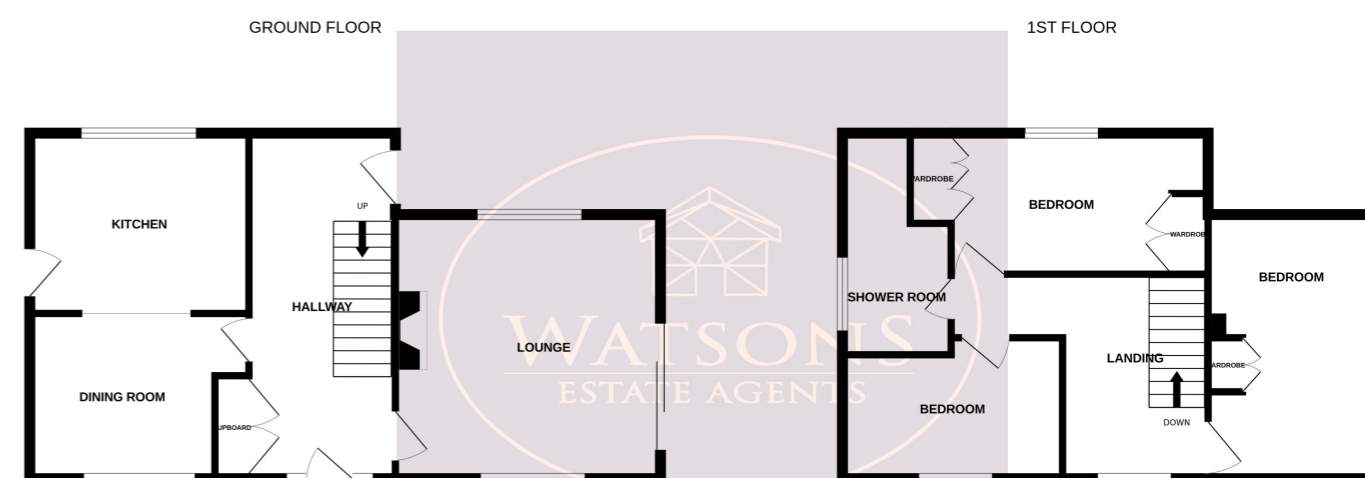
Kitchen

3.58m x 2.97m (11' 9" x 9' 9") A range of matching wall & base units with Corian worksurfaces incorporating an inset Corian sink with draining grooves. Integrated appliances including; fridge freezer, washing machine, dishwasher, waist height double electric oven and induction hob with extractor over. Central island with marble worksurface, offering further storage. Radiator, ceiling spotlights and Italian porcelain tiled floor. UPVC double glazed widow to the rear, and door to the side, leading to the driveway.

First Floor

Landing

UPVC double glazed window to the front, access to the attic and doors to all bedrooms and the shower room.



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

4.21m x 2.35m (13' 10" x 7' 9") UPVC double glazed windows to the side and rear, radiator and fitted wardrobes.

Bedroom 2

3.93m x 2.02m (12' 11" x 6' 8") UPVC double glazed window to the front and radiator.

Bedroom 3

4.42m x 2.77m (14' 6" x 9' 1") UPVC double glazed window to the side, radiator, fitted wardrobe and eaves storage.

Shower Room

White 3 piece suite comprising; wc, vanity sink unit and shower cubicle with mains fed shower. Chrome heated towel rail, extractor fan, ceiling spotlights, fully tiled walls and obscured uPVC double glazed windows to the side.

Outside

To the front of the property are flower bed borders with a range of plants and shrubs and brick paved driveway with space for multiple vehicles leading alongside to the garage.

The 2 tiered, landscaped rear garden is enclosed by timber fencing to the perimeter with gated access to the side and comprises paved patio area with steps leading to a turfed lawn, a range of mature plants, shrubs and trees, timber shed and pond.