

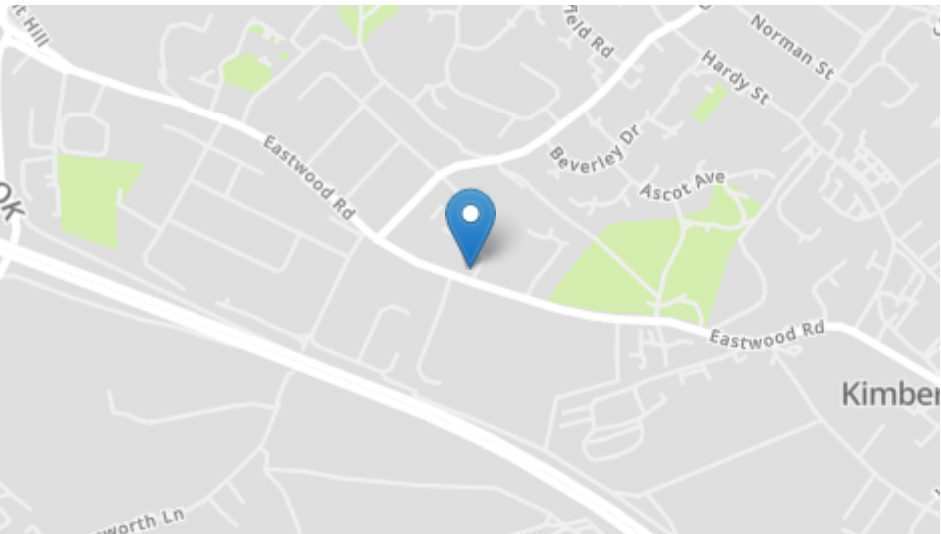
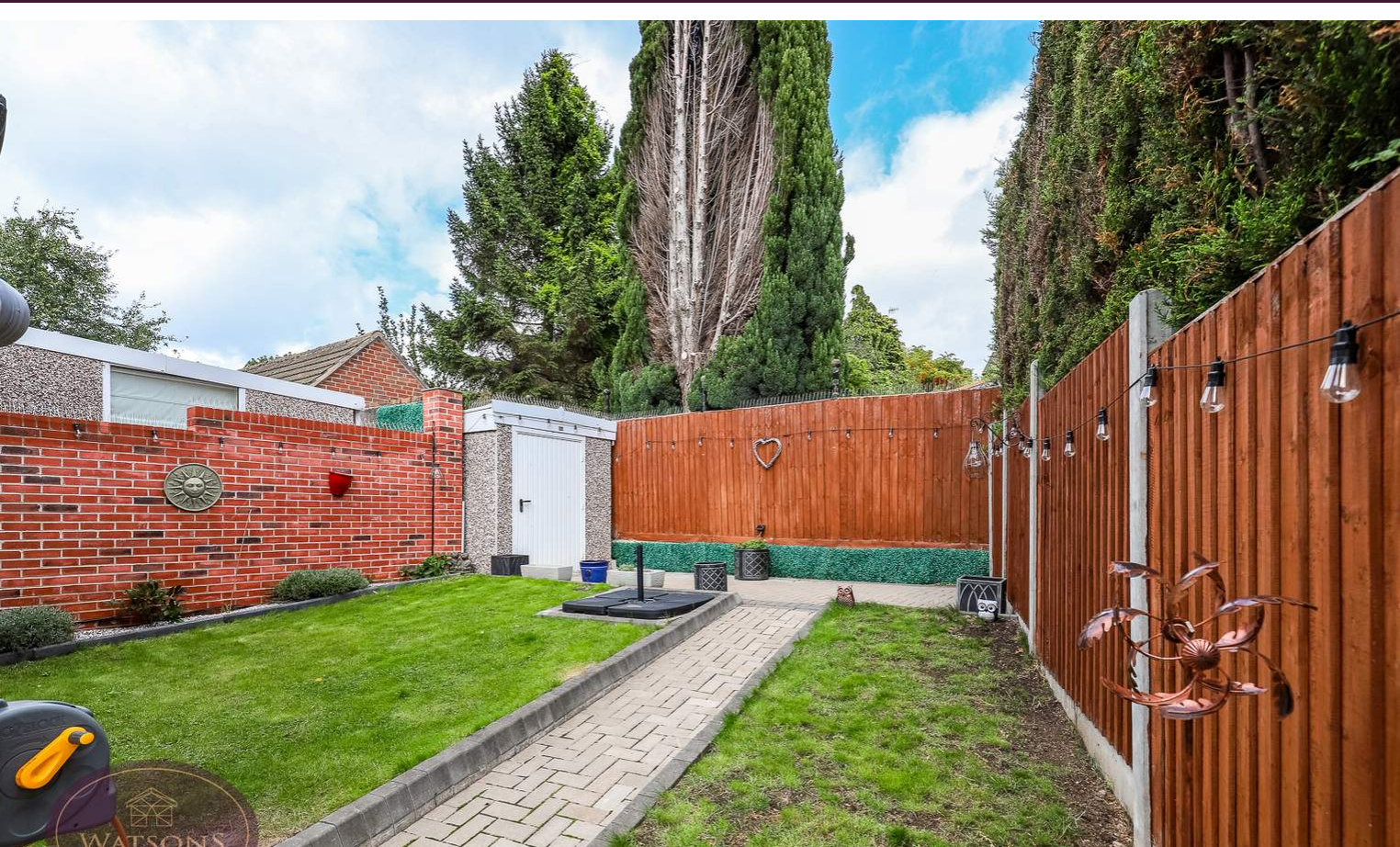
Eastwood Road, Kimberley, NG16 2HZ

Guide Price £300,000



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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		
	60	79
England, Scotland & Wales		
EU Directive 2002/91/EC		



- Extended Detached Family Home
- 3 Bedrooms
- 2 Reception Rooms
- Downstairs WC
- Ample Off Road Parking
- Popular Residential Location
- Walking Distance From Kimberley Town Centre
- Well Presented Throughout
- Fully Renovated

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 - 29476700

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 £300,000 - £325,000 *** CHARACTER, STYLE & CONVENIENCE *** There is so much more than meets the eye on Eastwood Road. A beautifully presented and extended three bedroom detached family home located conveniently in close proximity to Kimberley town centre. The property has been vastly improved and modernised by the current vendors, with features including a stylish open plan dining kitchen, two reception rooms, downstairs WC, a generous driveway, and garage. Briefly comprising; entrance hallway, lounge, dining room, open plan kitchen, downstairs WC. To the first floor, three bedrooms and bathroom. Outside, the property is set back from the road, with a large driveway to the front providing ample off road parking, and access to the garage which is fully powered with lighting. To the rear is a privately enclosed garden, along with a concrete built shed. Ideally located on the doorstep of Kimberley town centre, nearby amenities include a range of shops, pubs, a supermarket, the Ikea retail park, favoured schools, and excellent bus routes providing easy access into Nottingham. Contact Watsons to arrange a viewing.

Ground Floor

Hallway

Entrance door to the front. Stairs to the first floor, under stair storage cupboard, radiator and wooden doors to the lounge, dining room and dining kitchen.

Lounge

4.46m x 3.88m (14' 8" x 12' 9") UPVC double glazed window to the front, real flame gas fire with fire place surround, radiator, cupboard housing the combination boiler and utility meters. Engineered oak flooring.

Dining Room

4.12m x 4.08m (13' 6" x 13' 5") Wood effect laminate flooring, radiator, Victorian fireplace with wooden surround, uPVC double glazed window to the side and wooden single glazed French doors to the dining kitchen.

Dining Kitchen

4.37m x 3.94m (14' 4" x 12' 11") A range of matching wall & base units, work surfaces incorporating a sink & drainer unit. Integrated waist height double electric oven & induction hob with extractor over. Plumbing for dishwasher & washing machine, central island offering further storage space, plumbing and wiring for an American style fridge freezer, ceiling spotlights, vertical radiator, uPVC double glazed window to the rear, velux windows. Wooden doors to the WC, storage cupboard and uPVC double glazed door to the side leading the rear garden.

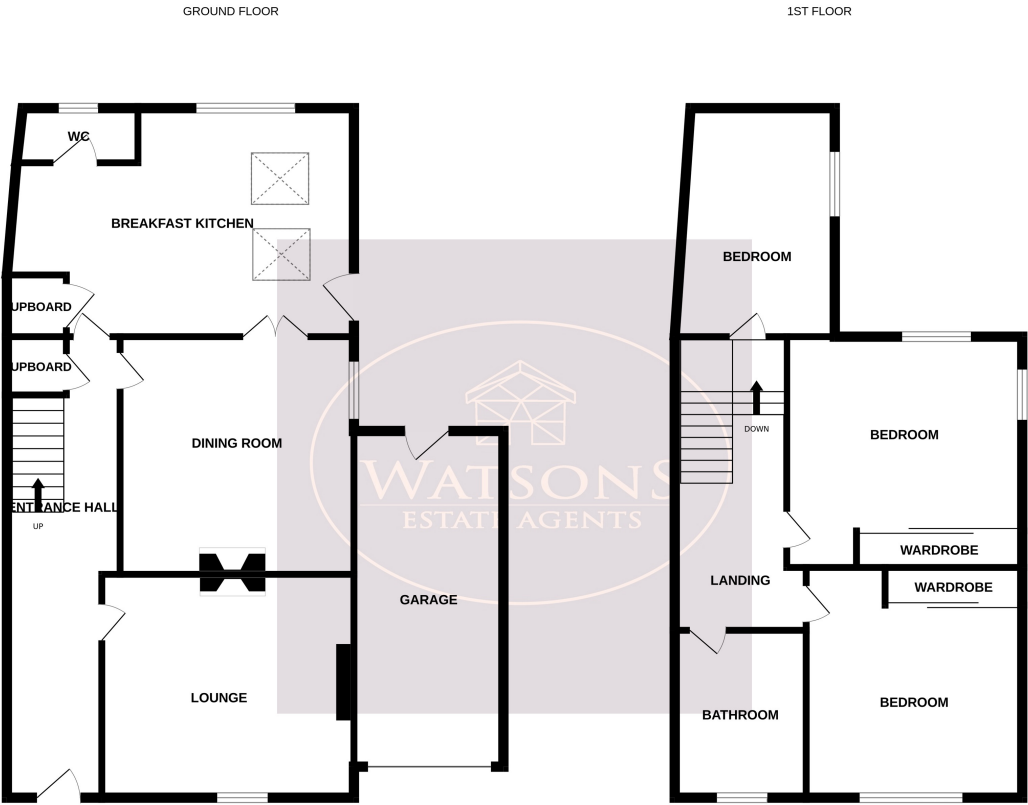
Downstairs WC

WC, vanity sink unit, tiled flooring, heated towel rail, vinyl flooring and obscured uPVC double glazed window to the rear.

First Floor

Split Level Landing

Access to the attic (fully boarded with dropdown ladder) and doors to all bedrooms & 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.
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Bedroom 1

4.16m x 3.98m (13' 8" x 13' 1") UPVC double glazed windows to the rear and side, radiator and built in wardrobes.

Bedroom 2

4.16m x 3.96m (13' 8" x 13' 0") UPVC double glazed window to the front, radiator and built in wardrobes.

Bedroom 3

4.05m x 2.83m (13' 3" x 9' 3") UPVC double glazed window to the side and radiator.

Bathroom

4 piece suite in white comprising WC, vanity sink unit, bath & corner shower cubicle with electric shower. Obscured uPVC double glazed window to the front and chrome heated towel rail.

Outside

The rear garden offers a good level of privacy & consists of a block paved patio area, turfed lawn, flower bed borders with a range of plant & shrub borders, concrete built shed with light and power. The garden is enclosed by wall & timber fencing with door to the rear of the garage. To the front of the property a resin driveway provides ample off road parking leading to the garage with electric roll up door and power. There are decorative plum slate beds with sleeper borders The front is enclosed by wall and timber fencing to the perimeter.

AGENTS NOTE

The seller has provided the following information: the boiler is located in the cupboard in the lounge and was last serviced in 2021.