

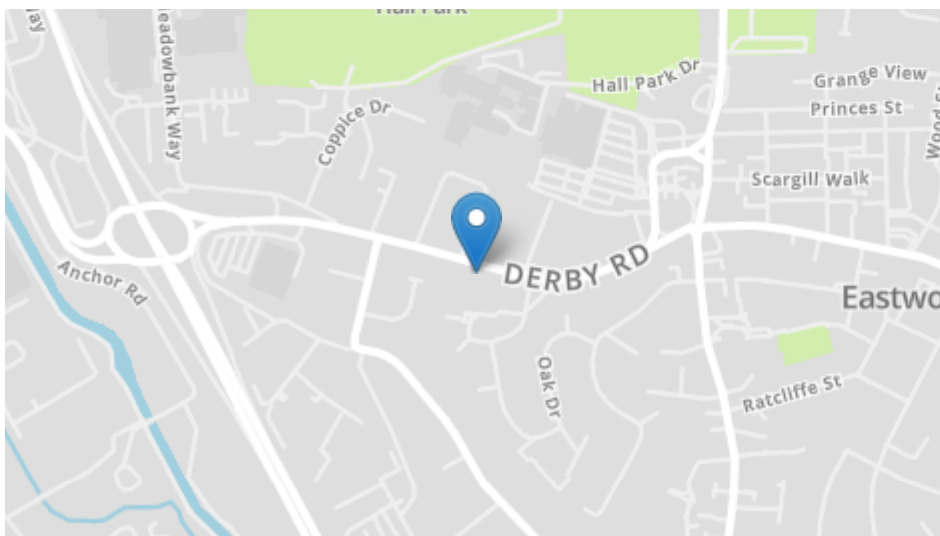
Derby Road, Eastwood, NG16 3PA

Guide Price £500,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		81
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	51	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



- Substantial Detached Family Home
- 4 Bedrooms
- 2 Reception Rooms
- Sun Room & Veranda
- Downstairs Shower Room & First Floor Bathroom
- Lower Ground Utility Room & Workshop
- Generous Driveway & Detached Double Garage/Workshop
- South Facing Rear Garden
- Walking Distance To Amenities

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 - 28462708

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 £500,000-£550,000 *** ELEGANCE AT IT'S FINEST *** Upon entering the electric gates of this detached property you will discover a versatile family home to be proud of. With a wealth of space as well as universal accommodation, this property is the epitome of a 'forever home'. Occupying a beautiful plot within walking distance of Eastwood Town Centre, this well-regarded location is the perfect setting for such an elegant home. The property has been a well-loved family home for many years and has been meticulously upgraded throughout by the current owners. If you're searching for a house that stands out from the rest, this could be the one for you! Accommodation to the ground floor, in brief comprises; welcoming entrance hall, generous lounge/diner with bi-fold doors, light & airy sun room, spacious modern breakfast kitchen, ground floor shower room, second reception room/further bedroom and a converted cellar currently used as a workshop & utility room. To the first floor there are 4 good size bedrooms with the primary having an en suite, and a 'show stopper' 5-piece family bathroom including twin sinks & whirlpool bath. For those that like to entertain & host, the sun room is an excellent spot to impress friends & family with French doors leading to a south facing veranda, truly bringing the outdoors in. Not only does this home boast ample space inside, externally it certainly does not disappoint; the landscaped rear garden is just as well suited to families with an abundance of space to enjoy during the summer months as well as a larger than average garage and ample off road parking. Derby Road is located close to a wealth of amenities including both second & primary schools, local parks, eateries, shops and transport links. For those who commute, the A610 & M1 motorway are both within close proximity providing easy access to both Nottingham and Derby. Properties like this very rarely come to the market, a viewing is essential to appreciate everything this home has to offer both inside and out. Contact our team today!

Lower Ground

Utility Room

4.3m x 2.35m (14' 1" x 7' 9") Entrance door to the side. A range of matching base units, work surfaces incorporating an inset sink. Plumbing for washing machine and tumble dryer. Door to craft room/workshop and stairs to the ground floor.

Craft Room/Workshop

5.38m x 2.35m (17' 8" x 7' 9") Door to the utility room.

Ground Floor

Lounge/Diner

7.72m x 5.88m (25' 4" x 19' 3") UPVC double glazed entrance door to the front with glazed side panels. UPVC double glazed bay window to the side, feature circular uPVC double glazed window to the front. Wood effect laminate flooring, ceiling downlights, radiator and solid wooden door to the inner hall. Bi folding doors to the sun room.

Sun Room

6.88m x 2.05m (22' 7" x 6' 9") Brick & uPVC double glazed construction, 2 uPVC double glazed French doors; one leading to the terrace and the other to the rear garden. Ceiling downlights, wood effect laminate flooring and radiator.

Inner Hall

French doors to the dining kitchen, solid wooden doors to the lounge/diner, shower room and family room, solid wooden door to the stairs to the lower ground. Stairs to the first floor.

Shower Room

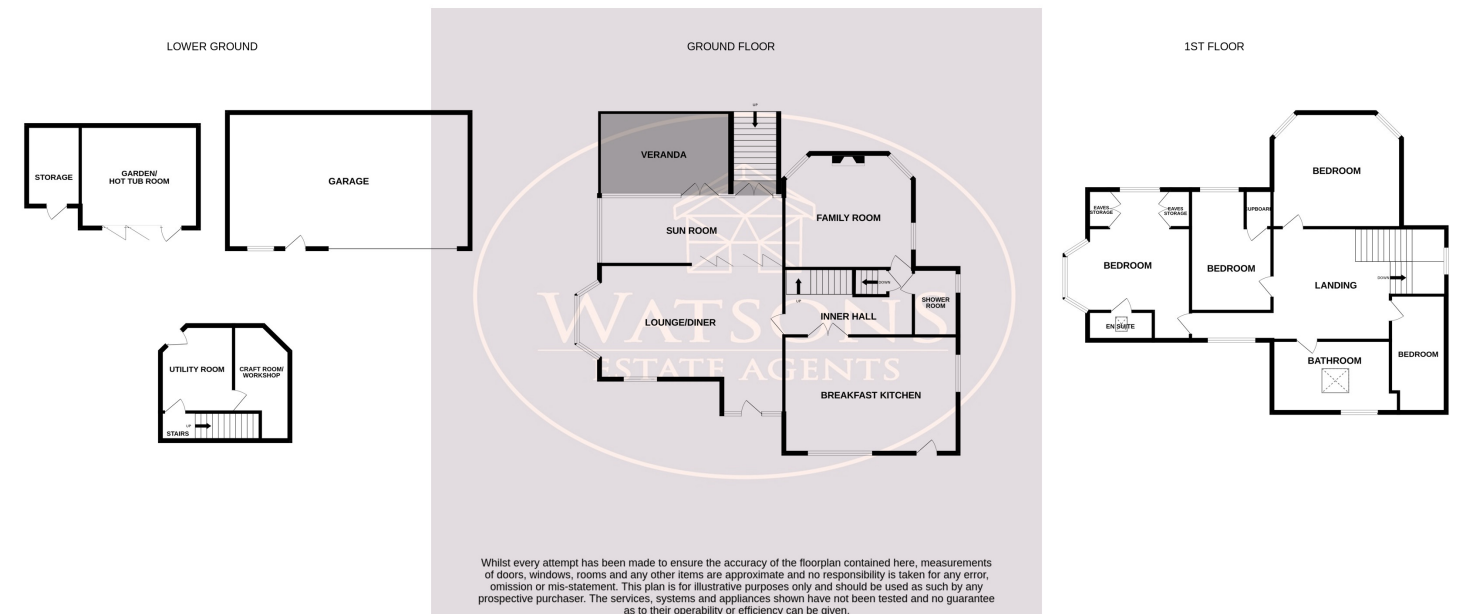
3 piece suite in white comprising WC, pedestal sink unit and double walk in shower. Heated towel rail and obscured uPVC double glazed window to the side.

Dining Kitchen

6.52m x 4.39m (21' 5" x 14' 5") A range of matching high gloss wall & base units, work surfaces incorporating an inset sink. Integrated appliances to include: waist height twin electric ovens, steam oven & microwave, induction hob with extractor over, fridge, freezer, dishwasher, and wine cooler. Central island offering further storage space with feature lighting. UPVC double glazed windows to the side & front, tiled flooring and door to the the front.

Family Room

4.86m x 4.24m (15' 11" x 13' 11") 2 uPVC double glazed window to the rear, inset log burner, radiator and wood effect laminate flooring.



First Floor

Landing

Solid wooden doors to all bedrooms and bathroom. UPVC double glazed window to the side.

Primary Bedroom

4.76m x 4.49m (15' 7" x 14' 9") UPVC double glazed bay window to the side, uPVC double glazed window to the rear, eaves storage, radiator and solid wooden door to the en suite.

En Suite

3 piece suite in white comprising WC, pedestal sink unit and shower cubicle. Heated towel rail and velux window.

Bedroom 2

4.86m x 4.31m (15' 11" x 14' 2") 2 uPVC double glazed windows to the rear and radiator.

Bedroom 3

4.53m x 3.04m (14' 10" x 10' 0") UPVC double glazed window to the rear, radiator and airing cupboard.

Bedroom 4

4.64m x 1.77m (15' 3" x 5' 10") UPVC double glazed window to the side and radiator.

Bathroom

4 piece suite in white comprising WC, twin wall mounted sinks, shower cubicle with feature lights and Whirlpool bath. Heated towel rail, extractor fan and velux window.

Outside

To the front of the property is a tarmac driveway providing ample off road parking, with further parking alongside the property leading to the detached double garage/workshop with electric roll up door, power and uPVC double glazed window & door to the front. The driveway is enclosed by wall, wrought iron railings and timber fencing to the perimeter. The driveway is secured by double electric wrought iron gates to the front. To the rear and side of the property is a generous turfed lawn, a range of mature trees and shrubs, green house and bespoke timber construction with bi fold doors to the front ideal for a hot tub. The garden is enclosed by timber fencing to the perimeter.