

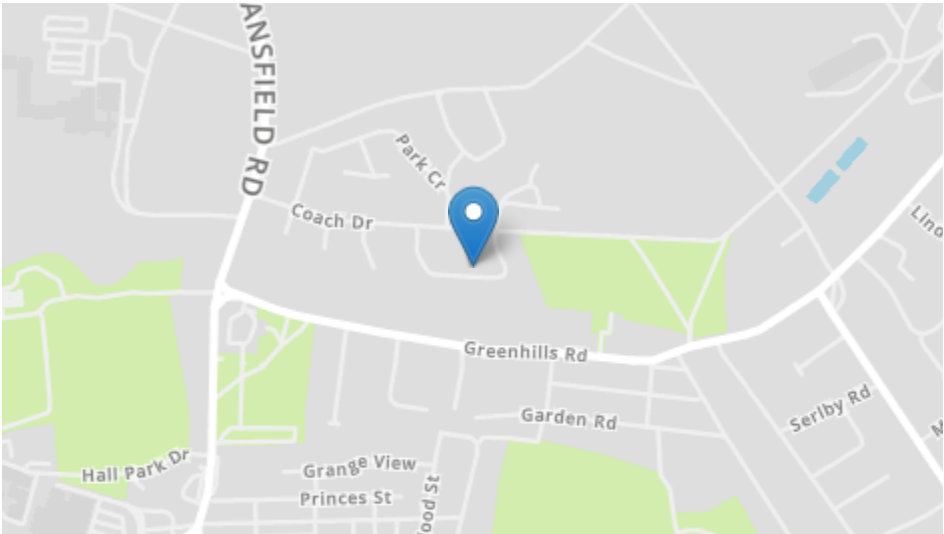
Robey Drive, Eastwood, NG16 3DP

Offers Over £220,000



Robey Drive, Eastwood, NG16 3DP

Offers Over £220,000



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		83
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



- Semi Detached Dorma Bungalow
- 3 Double Bedrooms
- 2 Reception Rooms
- Driveway & Garage
- Private South West Facing Garden
- Walking Distance To Eastwood Town Centre
- Excellent Road & Public Transport Links
- Popular Residential Area

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 - 29339621

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



***** CUL DE SAC CONVENIENCE ***** This deceptively spacious dormer bungalow has been tastefully upgraded throughout by the current owners and is located in a peaceful neighbourhood with the convenience of a wealth of amenities nearby. To the ground floor accommodation in brief comprises; lounge, kitchen re fitted with modern units, dining room, ground floor bedroom, sun room overlooking the rear garden and a bathroom fitted with a stylish white suite. On the first floor there are a further two bedrooms. Externally, the particularly generous plot features a beautifully landscaped garden, perfect for providing a tranquil retreat for relaxation and entertaining through the warmer months. This generous space also offers potential for further development (STPP). To the front of the property, a driveway provides off road parking and leads to a single detached garage. Local shops, schools, and leisure facilities are just a short distance away, ensuring all your daily needs are met. Moreover, the property is within easy reach of the town centre of Eastwood, offering a wide array of dining and social options, as well as public transport links. For more information, or to book your viewing, call our team.

Ground Floor

Kitchen

3.75m x 2.33m (12' 4" x 7' 8") Side entrance door, matching wall & base units, work surfaces incorporating an inset sink & drainer unit. Integrated appliances to include: waist height double oven & hob with extractor over, fridge and dishwasher. Plumbing for washing machine, tiled flooring, ceiling spotlights and vertical radiator. UPVC double glazed window to the front and access to the lounge.

Lounge

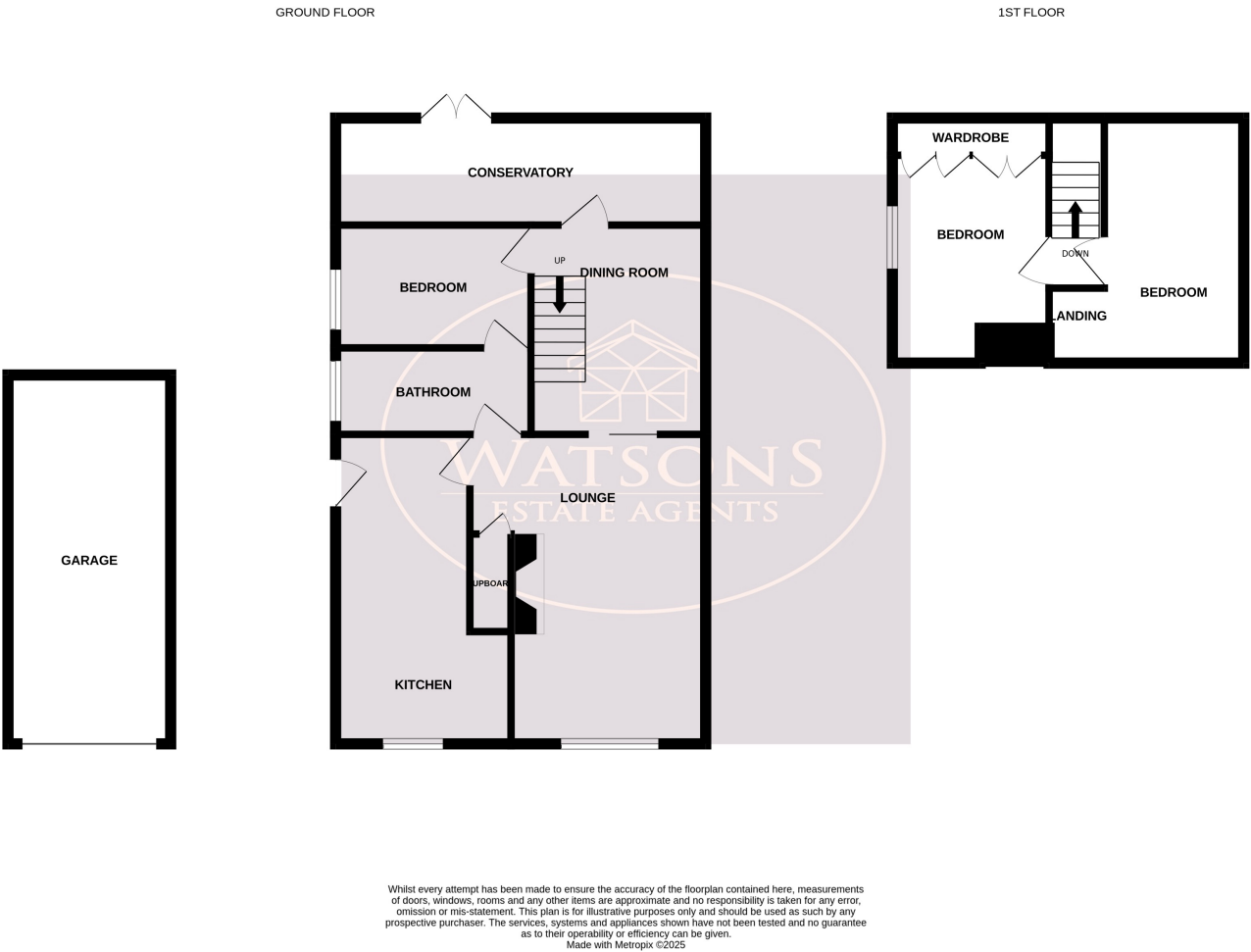
4.58m (into the bay) x 3.36m (15' 0" x 11' 0") UPVC double glazed bay window to the front, Inglenook fireplace with inset multi fuel burner, wood effect laminate flooring and French doors to the dining room.

Dining Room

4.02m x 3.14m (13' 2" x 10' 4") Wood effect laminate flooring, radiator, stairs to the first floor, sliding patio doors leading to the sun room and door to bedroom 3.

Bedroom 3

2.68m x 2.65m (8' 10" x 8' 8") UPVC double glazed windows to the side & rear, radiator and wood effect laminate flooring. Door to the bathroom.



Bathroom

4 piece suite in white comprising WC, vanity sink unit, bath and shower cubicle with dual rainfall effect shower. Chrome heated towel rail, obscured uPVC double glazed window to the side.

Sun Room

5.21m x 3.14m (17' 1" x 10' 4") Brick & uPVC double glazed construction, tiled flooring, radiator and French doors leading to the rear garden.

First Floor

Bedroom 1

5.09m x 2.26m (16' 8" x 7' 5") UPVC double glazed window to the front, ceiling spotlights and radiator.

Bedroom 2

2.68m x 2.65m (8' 10" x 8' 8") UPVC double glazed windows to the side & rear, wood effect laminate flooring and radiator.

Outside

To the front and running alongside the property is a concrete driveway providing ample off road parking leading to the detached single garage with up & over door and power. The generous, south west facing, rear garden is a key selling feature of this home and comprises in brief; concrete & paved patio areas, timber decking seating area, turfed lawn, well established flower bed borders with a range of plants & shrubs, timber built shed & summer house. The garden is enclosed by hedging & fencing to the perimeter with gated access to the side.