

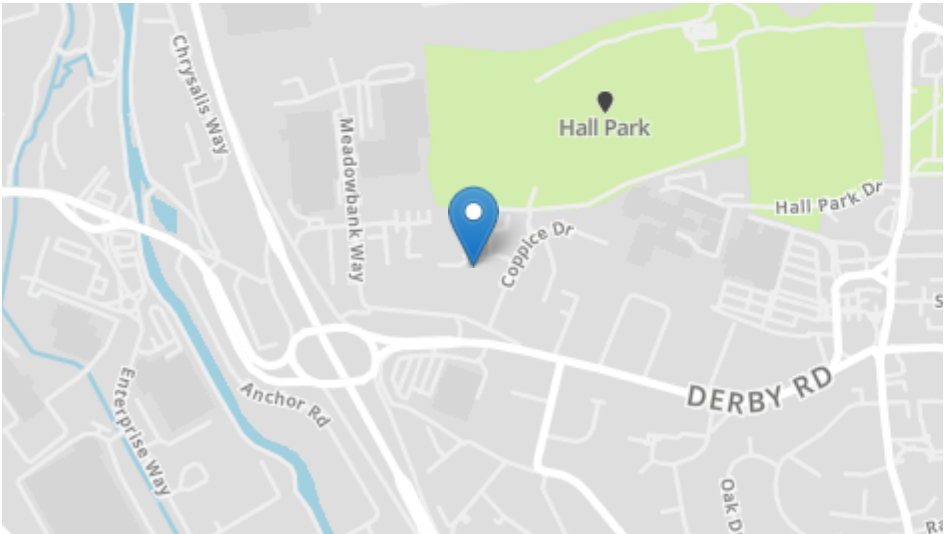
Ambleside Drive, Eastwood, NG16 3RR

£270,000



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		88
(81-91) <b>B</b>		
(69-80) <b>C</b>	73	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



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 - 29553546

Our Seller says....

- Detached Family Home
- Three Bedrooms & Nursery
- Lounge
- Spacious Modern Kitchen
- Downstairs WC
- Victorian Style Three Piece Bathroom Suite
- Well Presented Throughout
- Low Maintenance Rear Garden
- Detached Garage Partially Converted Into Office/Workshop

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





\*\*\* STEP INTO YOUR STYLISH NEW HOME! \*\*\* This wonderful 3 bedroom detached family home is located in a quiet cul-de-sac and boasts light and airy, stylish living space great for a growing family! Presented to a very high standard the accommodation comprises a downstairs WC, living room, beautiful kitchen/dining room, 3 bedrooms and nursery and a re-fitted bathroom with a Victorian style bathroom suite. Outside there is a private driveway leading to a detached garage which has been partially converted, great for a home office/treatment room and a pleasant well tended garden to the rear. Located great for those needing access to the A610 and only a short drive to Eastwood town centre. We thoroughly recommend an early internal inspection to fully appreciate all that this beautiful home has to offer. Call our team today to book your viewing!

Ground Floor

Entrance Hall

Composite entrance door, uPVC double glazed window to the side, door to downstairs wc, internal door to hall, stairs to first floor with understairs storage housing boiler, open access to dining kitchen and door to lounge.

Downstairs WC

WC.

Lounge

4.55m x 2.57m (14' 11" x 8' 5") UPVC double glazed window to the front, radiator and tiled flooring.

Dining Kitchen

4.54m x 3.34m (14' 11" x 10' 11") A range of matching wall and base units with worksurfaces incorporating Belfast style sink and drainer unit. Integrated appliances including range cooker, extractor, fridge freezer and dishwasher. Tiled flooring, uPVC double glazed window to the rear and uPVC French doors to the rear garden.

First Floor

First Floor Landing

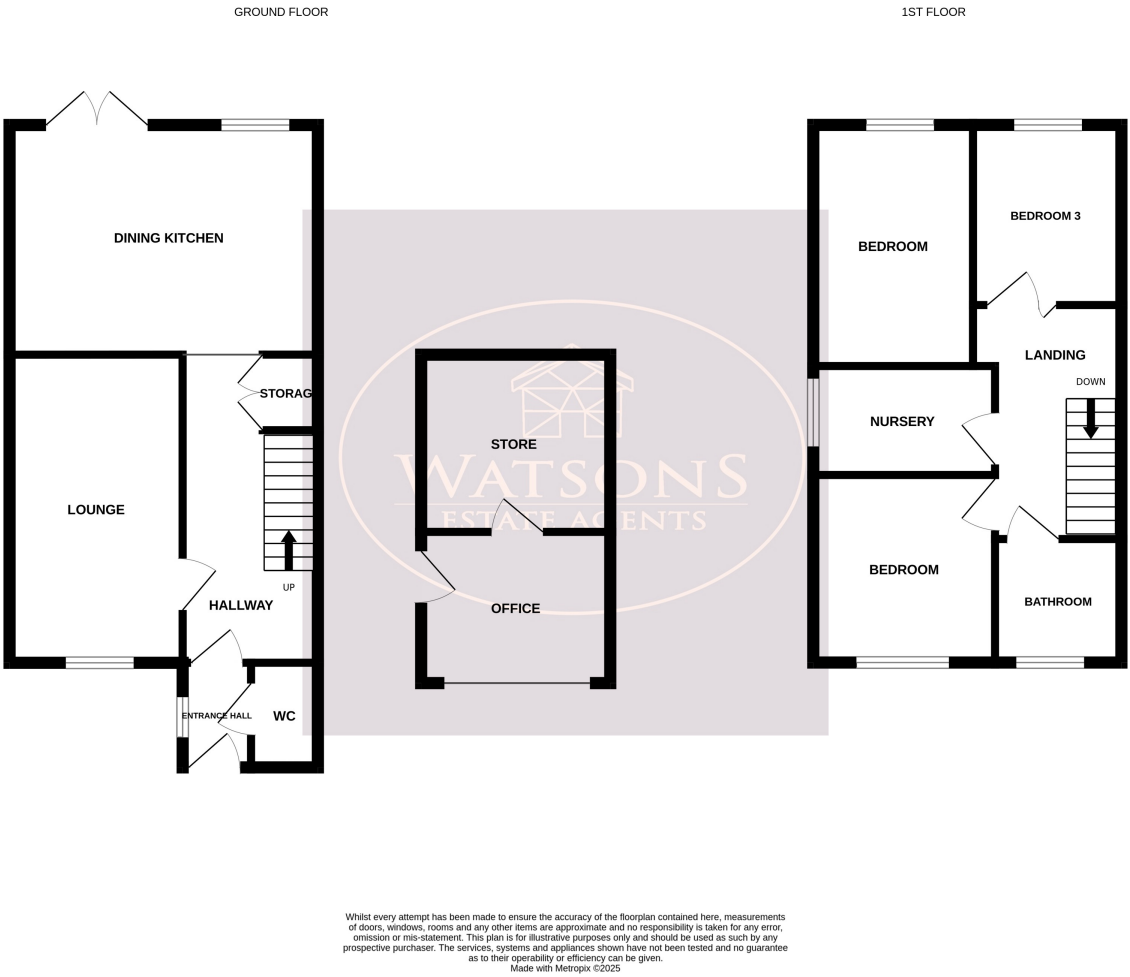
Doors to nursery, all bedrooms and bathroom.

Bedroom 1

3.54m x 2.61m (11' 7" x 8' 7") UPVC double glazed window to the rear and radiator.

Bedroom 2

2.71m x 2.61m (8' 11" x 8' 7") UPVC double glazed window to the front and radiator.



Bedroom 3

2.65m x 2.01m (8' 8" x 6' 7") UPVC double glazed window to the rear and radiator.

Nursery

2.61m x 1.61m (8' 7" x 5' 3") UPVC double glazed window to the side and radiator.

Bathroom

White three piece suite comprising Victorian style wc, pedestal sink and roller top bath. Obscured uPVC double glazed window, tiled flooring, tiled walls and ceiling spotlights.

Garage

Detached single garage fitted with power and is partially converted into an office/workshop space.

Outside

To the front of the property are stone steps down to the entrance door, and a gravel driveway to the side, giving access to to the detached garage. The rear garden features a raised patio seating area with stone steps leading down to a second patio area giving access to the detach garage and a small turfed lawn. Towards the rear of the garden is a wood chip area and third patio seating area, the garden is palisaded by brick walls.

\*\*\* AGENT NOTE \*\*\*

AGENT NOTE: The seller has provided us with the following information; the gas boiler is located in the storage cupboard under the stairs.