

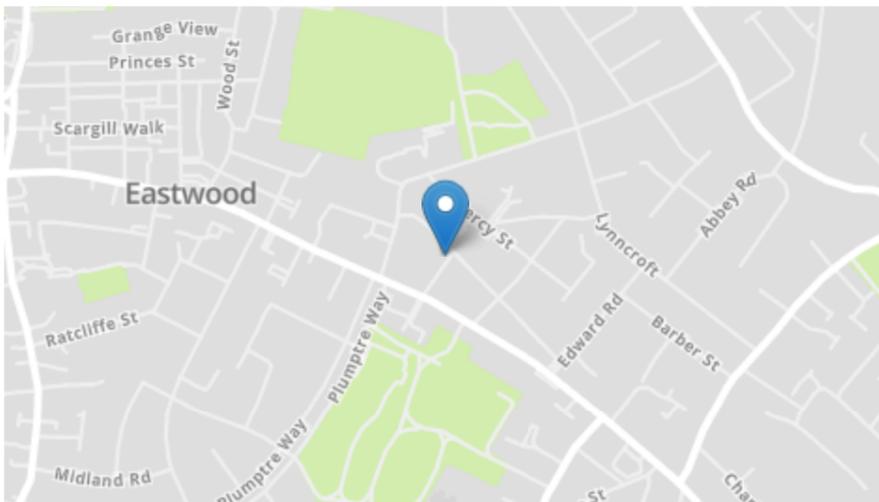
Three Tuns Road, Eastwood, NG16 3EJ

Offers Over £350,000

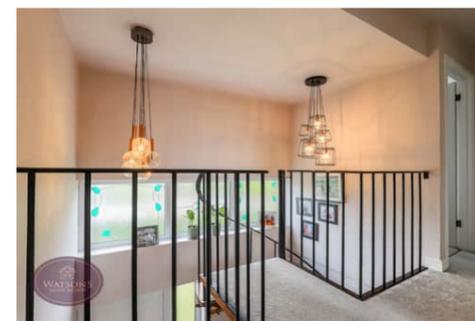


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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
		<b>71</b>	<b>77</b>
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	



Our Seller says....

- Detached Family Home
- 4 Good Size Bedrooms
- Large Enclosed Rear Garden
- Modern Kitchen
- Light & Airy Lounge
- Downstairs Shower Room
- Modern Family Bathroom
- Off Road Parking & Garage
- Great Road & Transport Links
- Close to Amenities

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 - 30101497

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  
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Step inside this beautifully presented 4-bedroom detached family home, perfectly positioned in a highly sought-after location that blends a peaceful semi-rural atmosphere with easy access to Eastwood town centre and its excellent amenities. Combining peaceful surroundings with superb convenience, this home is the perfect blend of country calm and commuter ease. Set on a generous south-facing plot, spacious and well-designed family home; the property boasts mature, well-kept gardens both front and rear, offering a wonderful sense of privacy and seclusion. Additional feature is the large south-facing garden office/study, ideal for remote work or creative projects, all while basking in natural light throughout the day. The spacious patio creates a fantastic space for outdoor dining and entertaining—and also offers potential for extending, subject to the necessary permissions.

Inside, the home is filled with natural light and has a warm, welcoming feel. The layout includes:

An inviting entrance hallway

Spacious lounge, perfect for relaxing and entertaining

Modern kitchen/dining room with views out to the garden

Generous dedicated study/home office area

Vintage-style spiral staircase—an eye-catching 1970s architectural feature that adds character and originality to the home. (A photo is included to help visualise this charming centrepiece.)

Three generously sized double bedrooms

One comfortable single bedroom

A contemporary family bathroom

A ground floor shower room, offering added flexibility for guests or busy mornings

To the front, a private driveway provides ample off-street parking, and there's a useful store room (formerly the garage) for bikes, tools, or additional storage.

The location is ideal for couples and families, with well-regarded schools, a friendly local pub, excellent public transport links, and easy access to Giltbrook Retail Park, the A610/M1, and Nottingham city centre

## First Floor

### Entrance Hall

Composite wood entrance door, radiator, laminate wood flooring, spiral staircase to the first floor, and doors to shower room, kitchen, study and lounge.

### Dining Kitchen

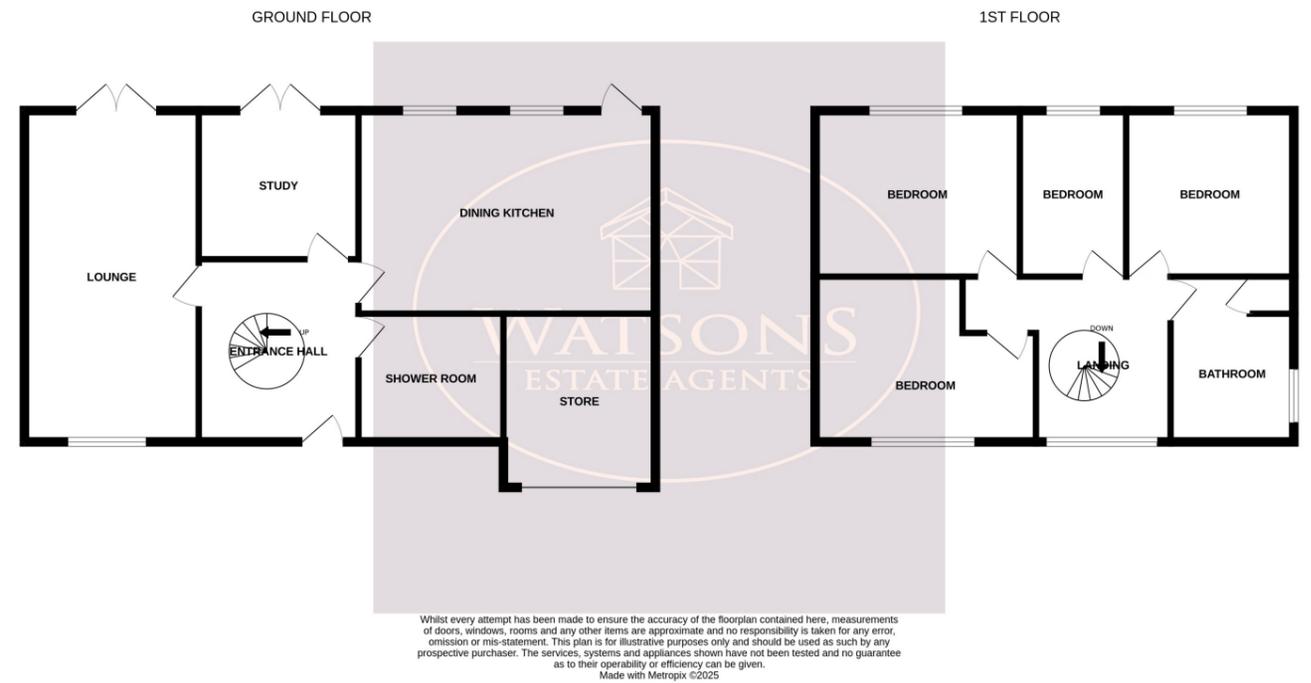
5.53m x 3.83m (18' 2" x 12' 7") A range of matching base units with worksurfaces incorporating a ceramic sink unit. Integrated appliances including a range cooker with extractor fan over and dishwasher. Central island with further storage, tiled flooring, ceiling spotlights, radiator, two uPVC double glazed windows to the rear, and uPVC door to rear garden.

### Study

3.01m x 2.56m (9' 11" x 8' 5") Laminate wood flooring and radiator with French doors to the rear garden.

### Lounge

6.04m x 3.73m (19' 10" x 12' 3") UPVC double glazed window to the front, ceiling spotlights, radiator, laminate wood flooring, uPVC double glazed window to the front and French doors to the rear garden.



### Shower Room

White 3 piece suite comprising of wc, vanity sink with storage under and electric cubicle shower. Chrome heated towel rails, tiled flooring and obscured uPVC double glazed window to the front.

## First Floor

### First Floor Landing

UPVC double glazed window to the front, radiator and doors to all bedrooms and bathroom.

### Bedroom 1

3.76m x 3.07m (12' 4" x 10' 1") UPVC double glazed window to the rear, and radiator.

### Bedroom 2

3.16m x 3.04m (10' 4" x 10' 0") UPVC double glazed window to the rear and radiator.

### Bedroom 3

3.77m x 2.98m (12' 4" x 9' 9") UPVC double glazed window to the front and radiator.

### Bedroom 4

3.09m x 2.02m (10' 2" x 6' 8") UPVC double glazed window to the rear and radiator.

### Bathroom

White 3 piece suite comprising wc, vanity sink with storage under and panel bath with mains fed shower over. Chrome heated towel rail, airing cupboard housing combination boiler and obscured uPVC double glazed window to the side.

### Outside

The front of the property features a tarmac driveway leading towards a store room, hedged but a turfed lawn with flower beds and a range of plants and shrubbery. There is an iron gate leading to the rear of the property and it is enclosed by well established hedges. The rear garden has a paved patio seating area with established flower beds, leading to a decked area with stone steps down to a turfed lawn, with established trees, plants and shrubbery; enclosed by timber fencing.