

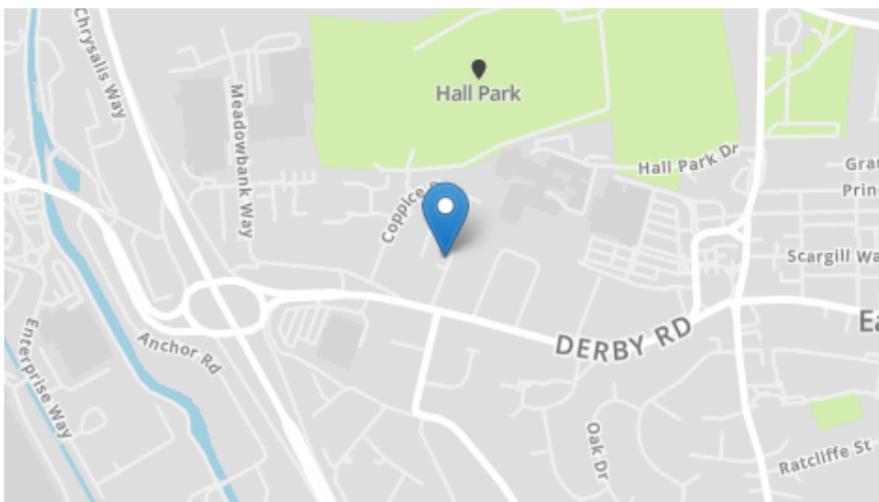
Park Avenue, Eastwood, NG16 3NY

Offers Over £200,000



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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			
		64	79
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	



- Semi Detached Family Home
- Three Bedrooms
- Generous Dining Lounge
- Fitted Kitchen
- Three Piece Family Bathroom
- Generous Rear Garden
- Excellent Road & Public Transport Links
- Scope to Extend & Improve (STPP)
- No Upward Chain

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 - 29946103

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



\*\*\* WELL LOVED & WELL KEPT, COULD THIS BE YOUR NEW HOME? \*\*\* This CHAIN FREE three bedroom semi detached property has been immaculately maintained by the current owner but many years and boasts spacious living as well as a garden OF DREAMS! Accommodation to the ground floor in brief comprises; welcoming entrance hallway, spacious open plan lounge & dining room and kitchen. To the first floor are three good size bedrooms and bathroom. Externally this property ticks every single box with a generous rear garden & large patio perfect for those like to entertain or keen gardeners who enjoy spending time outdoors. If you're looking for a home you can make your own, there is plenty of scope to extend (subject to planning permission) and to the front of the property, space for a driveway with no curb needed to be dropped. Nestled away at the top of a cul-de-sac, this property has a fantastic location with something to offer all the family. Regular bus routes to both Nottingham and Derby are a stones throw away along with easy access to Eastwood Town Centre where you find a wide variety of amenities, well regarded schools and restaurants. A viewing comes HIGHLY RECOMMENDED to appreciate everything on offer. Call our team today! 01159385577 (OPTION 2).

## Ground Floor

### Storm Porch

### Entrance Hall

UPVC entrance door, stairs to first floor, under stairs storage cupboard and doors to dining room and kitchen.

### Open Plan Lounge and Dining Room

8.08m x 3.30m (26' 6" x 10' 10") UPVC double glazed bay window to the front, feature fireplace with inset electric fire, two radiators and open access to dining room, sliding patio doors to the rear garden.

### Kitchen

2.41m x 2.13m (7' 11" x 7' 0") A range of wall and base units with worksurfaces incorporating an inset stainless steel sink & drainer unit. Integrated appliances including electric oven, electric hob with extractor over, space for fridge freezer and plumbing for washing machine. Laminate wood flooring, open access to entrance hall and uPVC door to the rear garden.

## First Floor

### First Floor Landing

UPVC double glazed window to the side, doors to bedrooms and shower room.



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

4.10m x 3.60m (13' 5" x 11' 10") UPVC double glazed window to the front and radiator.

### Bedroom 2

3.32m x 3.11m (10' 11" x 10' 2") UPVC double glazed window to the rear and radiator.

### Bedroom 3

2.76m x 2.17m (9' 1" x 7' 1") UPVC double glazed window to the front and radiator.

### Shower Room

White three piece suite comprising wc, pedestal sink and mains fed corner shower cubicle. Obscured uPVC double glazed window to the rear, tiled walls and vinyl flooring.

### Outside

To the front of the property is a shared driveway, giving access to garage. Pathway to the entrance door and gate to rear garden, and a raised stone flower bed with a range of plants and shrubbery. The rear garden features a paved patio seating area, two brick outbuildings, timber shed, large turfed lawn with flower bed edges with a range of plants and shrubbery, palisaded by timber fencing.

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

AGENT NOTE: The seller has provided us with the following information; the gas boiler is located in the kitchen it is around one year old and was last serviced in 2025. The driveway is shared.