

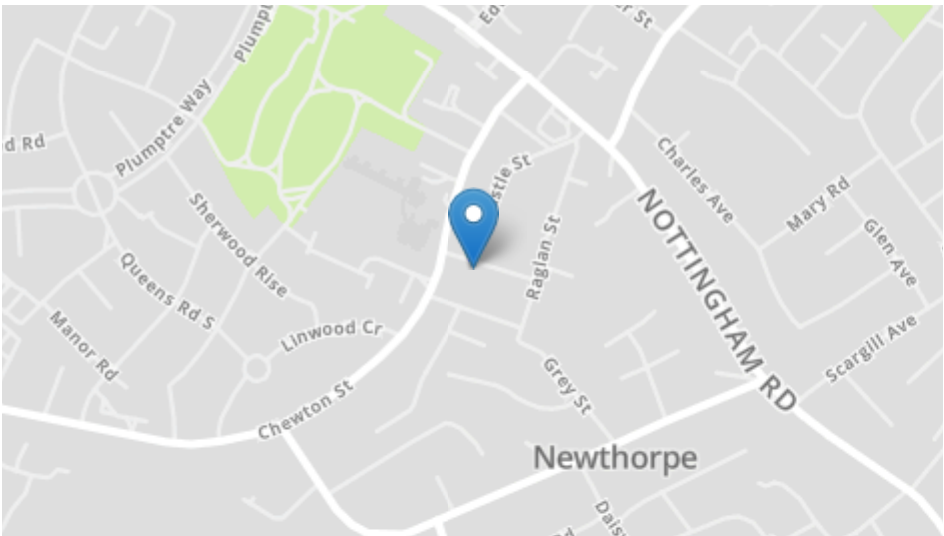
Chewton Avenue, Eastwood, NG16 3GZ

Guide Price £325,000



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
	72	83
England, Scotland & Wales	EU Directive 2002/91/EC	



- Detached Family Home
- 3 Double Bedrooms
- Primary Bedroom with Dressing Room
- Modern Fitted Kitchen
- Spacious Lounge
- Driveway, Carport & Garage
- South Facing Rear Garden
- Walking Distance to Eastwood Town Centre

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 - 27922311

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 £325,000 - £350,000 *** SEEING IS BELIEVING! *** You need to step foot through the door of this fabulous 3 bedroom detached family home to truly believe what you see in the pictures! Having undergone an extensive refurbishment and extended into the roof to give this home one of the largest principal bedroom suites we have seen for a long time. Boasting flexible, light and airy living accommodation comprising; living room, fitted kitchen, two bedrooms on the ground floor which could be used for a variety of purposes, shower room and to the first floor a large master bedroom suite with a dressing area and large bathroom. Outside there is ample parking, car port leading to a detached garage and a landscaped, terraced SOUTH FACING garden with a range of Mediterranean plants, fruit trees & 6 seater hot tub included. But, there is so much more to see with this gorgeous home that there really is only one thing to do, pick up the phone and book your viewing, you will not be disappointed.

Ground Floor

Entrance Hall

Composite entrance door, radiator, laminate wood flooring, cupboard housing the combination boiler, doors to the lounge, kitchen, shower room and bedrooms 2 & 3, stairs to the first floor.

Lounge

4.59m x 4.06m (15' 1" x 13' 4") UPVC double glazed window to the front, inglenook fireplace with multi fuel burner, radiator.

Kitchen

3.48m x 3.32m (11' 5" x 10' 11") A range of matching wall & base units, with worksurfaces incorporating an inset sink & drainer unit and electric hob with extractor over. Integrated waist height electric oven, ceiling spotlights, radiator, storage cupboard, laundry cupboard, composite external door to the side, uPVC double glazed window to the rear.

Bedroom 2

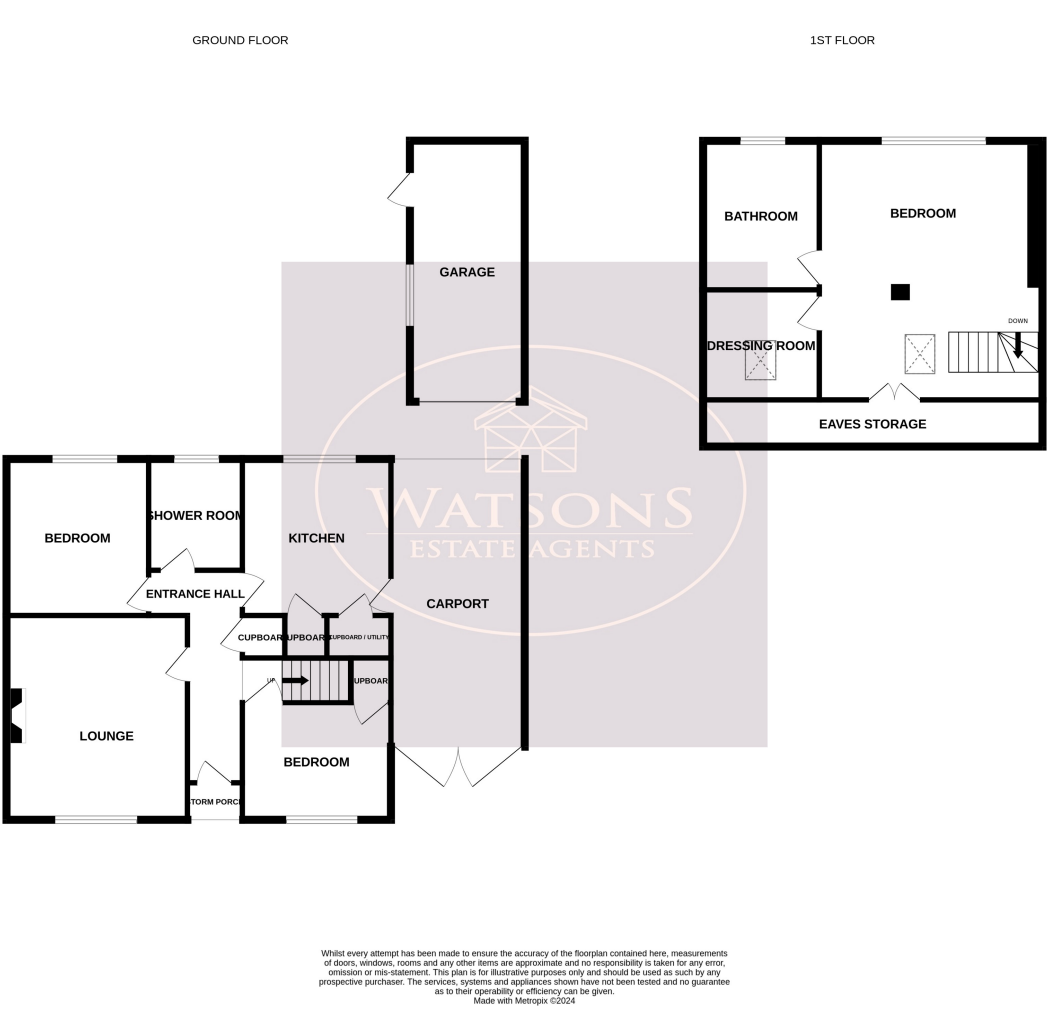
3.49m x 3.18m (11' 5" x 10' 5") UPVC double glazed window to the rear and radiator.

Bedroom 3

3.35m x 2.63m (11' 0" x 8' 8") UPVC double glazed window to the front and radiator.

Shower Room

White 3 piece suite comprising WC, vanity sink unit and shower cubicle with mains fed shower. Tiled floor, chrome heated towel rail, ceiling spotlights, extractor fan and obscured uPVC double glazed window to the rear.



First Floor

Bedroom 1

5.82m x 5.02m (19' 1" x 16' 6") UPVC double glazed window to the rear, Velux window, radiator, air conditioning unit, access to eaves storage, doors to the dressing room and en suite.

Dressing Room

2.6m x 2.47m (8' 6" x 8' 1") Velux window, luxury vinyl tile flooring, radiator.

En Suite

3.22m x 3.18m (10' 7" x 10' 5") White 4 piece suite comprising WC, vanity sink unit, freestanding bathtub and shower cubicle with mains fed shower. Chrome heated towel rail, ceiling spotlights, extractor fan, luxury vinyl tile flooring and obscured uPVC double glazed window to the rear.

Outside

To the front of the property is a turfed lawn, flower bed borders with a range of plants & shrubs, paved driveway leading alongside the property to the car port and detached garage which is fitted with power and up & over door. The South facing, terraced rear garden is enclosed by timber fencing with gated access to the side, and comprises paved patio area, turfed lawn, greenhouse, flower bed borders with a range of Mediterranean plants, shrubs & flowers, grape vines, fruit trees such fig & pear and a 6 seater hot tub included.