

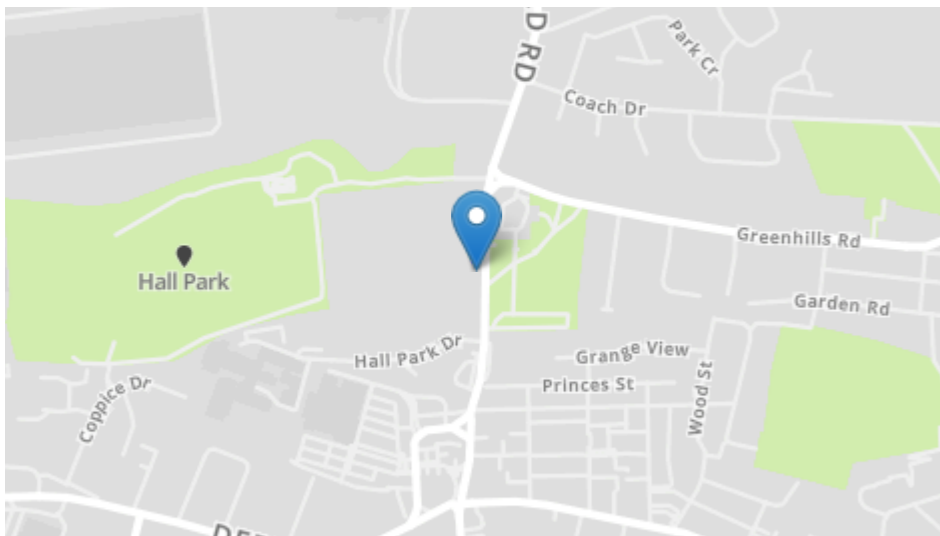
Mansfield Road, Eastwood, NG16 3DY

Guide Price £260,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	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			
		46	77
England, Scotland & Wales		EU Directive 2002/91/EC	



- Detached Family Home
- 3 Bedrooms
- Downstairs WC & Utility Room
- Conservatory
- Off Road Parking
- Walking Distance To Eastwood Town Centre
- Excellent Road & Public Transport Links
- Fully Renovated Throughout

Our Seller says....

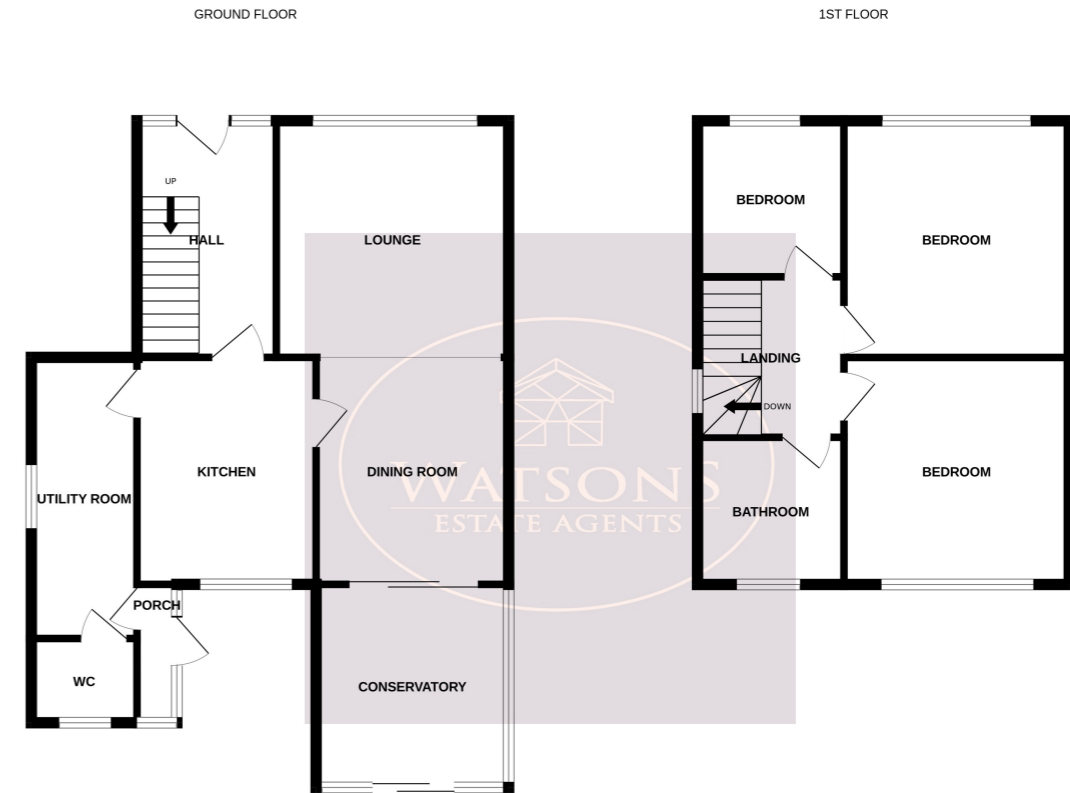
want to view?
 Call us on 0115 938 5577
 Our lines are open 8am - 8pm
 7 Days a week
 or email
 mail@watsons-residential.co.uk
 Ref - 26128513

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

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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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*** GUIDE PRICE £270,000 - £280,000 *** SIMPLY STUNNING *** Presented to an exceptional standard throughout, this detached family home would be perfect for buyers looking for a fuss free home. The ground floor accommodation comprises in brief; entrance hall, open plan lounge & dining area, kitchen fitted with modern high gloss units, separate utility room and a WC. On the first floor, the landing leads to three bedrooms and the family bathroom which is fitted with a contemporary white suite with complimentary black hardware. Outside, the rear garden has a large patio area leading to a turfed lawn and a brick built outhouse. The garden is enclosed by timber fencing with gated access to the side. The property is located within a ten minute walk from Eastwood Town Centre which offers a wide range of public services, shops, amenities, coffee shops, bars, restaurants & shopping facilities including Morrison's Supermarket. Regular buses run from Eastwood Town Centre to various destinations including Nottingham City Centre, Giltbrook Retail Park, Kimberley & Alfreton. For buyers with children, nearby schools include Hall Park Academy (Secondary) & Greasley Beauvale Primary and there a number of recreational areas & play park close by. For more information or to book a viewing, call our team.

Ground Floor

Entrance Hall

Composite door to the front with obscured uPVC double glazed windows, stairs to the first floor, radiator and door to the kitchen.

Lounge Area

3.73m x 3.68m (12' 3" x 12' 1") UPVC double glazed window to the front, uPVC double glazed patio door leading to the conservatory, radiator and media wall with inset for TV & electric fire. Open plan to the dining area.

Dining Area

3.58m x 3.05m (11' 9" x 10' 0") UPVC double glazed patio door leading to the conservatory and radiator.

Conservatory

3.2m x 3.15m (10' 6" x 10' 4") Brick & uPVC double glazed construction, radiator and sliding patio doors leading to the rear garden.

Kitchen

3.4m x 2.82m (11' 2" x 9' 3") A range of matching high gloss wall & base units, work surfaces incorporating a one & a half bowl sink & drainer unit with mixer tap. Integrated electric oven & halogen hob with extractor over. Ceiling spotlights, wood effect laminate flooring, vertical radiator, under stairs storage cupboard and door to the utility room.

Utility Room

Matching high gloss base units, work surfaces incorporating a one & a half bowl sink & drainer unit with mixer tap. Plumbing for washing machine, plumbing and wiring for an American style fridge freezer. Wood effect laminate flooring, radiator, door to the WC and door to the rear garden.

WC

WC and obscured uPVC double glazed window to the rear.

First Floor

Landing

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

Bedroom 1

3.53m x 3.43m (11' 7" x 11' 3") Radiator and uPVC double glazed window to the rear with open views over Hall Park.

Bedroom 2

3.71m x 3.56m (12' 2" x 11' 8") UPVC double glazed window to the front and radiator.

Bedroom 3

2.31m x 2.24m (7' 7" x 7' 4") UPVC double glazed window to the front and radiator.

Bathroom

3 piece suite in white comprising WC, vanity sink unit and bath with shower over. Heated towel rail, tiled flooring and obscured uPVC double glazed window to the rear.

Outside

To the front of the property is a paved patio palisaded by a brick wall. A tarmac driveway runs alongside the property provides ample off road parking. The rear garden offers a good level of privacy with a paved patio seating area, lawned garden, brick built store and is enclosed by wall to the perimeter with gated access to the side.