

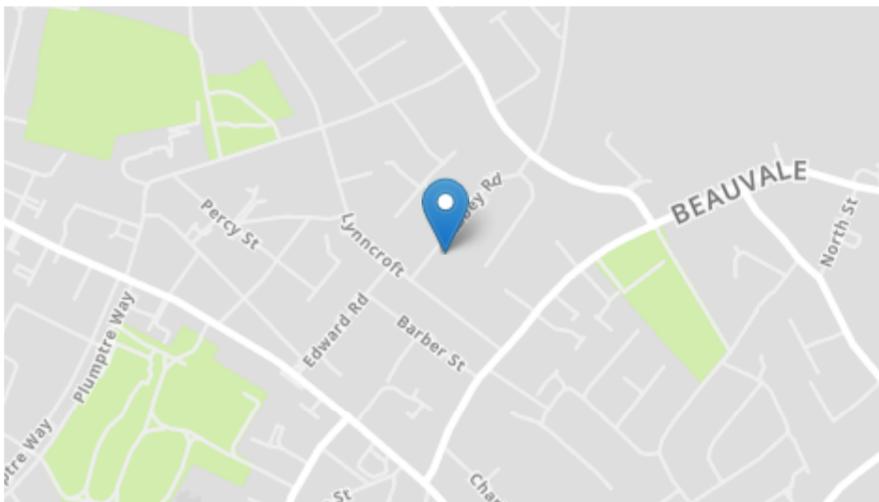
Abbey Road, Eastwood, NG16 3FF

Offers Over £300,000



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Our Seller says....

- Detached Bungalow
- Three Double Bedrooms
- Spacious Lounge
- Modern Dining Kitchen
- Garden Room
- Three Piece Shower Room
- Generous Enclosed Rear Garden
- Ample Off Road Parking & Detached Garage
- Great Access To Roads & Transport (M1)
- Walking Distance From Eastwood Town Centre

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 - 29930129

40 Main Street, Kimberley, NG16 2LY  
 www.watsons-residential.co.uk

0115 938 5577  
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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.





**\*\*\* MORE THAN MEETS THE EYE ON ABBEY ROAD \*\*\*** Brought to the market with no upward chain is this deceptively spacious three bedroom detached bungalow located on the edge of the popular town of Eastwood. Features include a generous and modern dining kitchen, garden room, off road parking and garage, and a private south-east facing rear garden. Briefly comprising; dining kitchen, garden room, lounge, shower room, and three bedrooms. Outside to the front is a driveway providing ample off road parking and access to the garage, and to the rear is a privately enclosed south-east facing garden. Located on the edge of Eastwood, nearby amenities include countryside walks, excellent road and commuter links, and Eastwood town centre for all shops and day to day needs. Contact Watsons to arrange a viewing.

## Ground Floor

### Kitchen

4.55m x 4.19m (14' 11" x 13' 9") UPVC entrance door, a range of wall and base units with worksurfaces incorporating a stainless steel sink & drainer unit. Integrated appliances including double electric oven and 5 ring gas hob with extractor over. UPVC double glazed window to the rear, radiator, laminate wood flooring, ceiling spotlights, wall mounted combination boiler and door to the garden room, lounge and inner hallway.

### Lounge

5.43m x 3.39m (17' 10" x 11' 1") UPVC double glazed window to the front, radiator and feature fireplace housing log burner.

### Garden Room

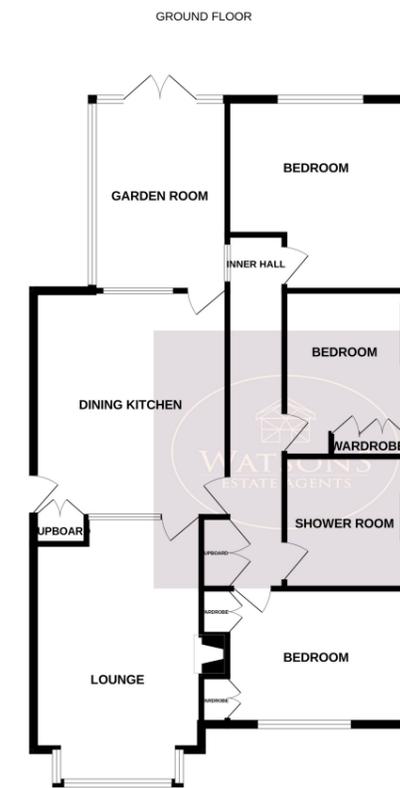
3.88m x 2m (12' 9" x 6' 7") Sliding patio doors to the rear garden, tiled flooring and radiator.

### Bedroom 1

4.08m x 3.50m (13' 5" x 11' 6") UPVC double glazed window to the rear and radiator.

### Bedroom 2

3.34m x 2.52m (10' 11" x 8' 3") UPVC double glazed window to the side, fitted wardrobe and radiator.



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.  
Made with Metropix (2025)

### Bedroom 3

3.67m x 2.77m (12' 0" x 9' 1") UPVC double glazed window to the front, fitted wardrobe and radiator.

### Bathroom

White three piece suite comprising wc, pedestal sink, and mains fed cubicle shower. Obscured uPVC double glazed window to the side, chrome heated towel rail, tiled flooring and ceiling spotlights.

### Garage

Detached single garage fitted with power and electric electric roller doors.

### Outside

To the front of the property is a tarmac area, gates leading to a paved driveway, entrance door, garage and rear garden. The rear garden features a paved patio seating area, access to garage and timber shed, turfed lawn to the side with gravelled flower bed edging and is palisaded by a mixture of timber fencing and well established hedges.

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

AGENT NOTE: The seller has provided us with the following information; the boiler is located in the kitchen cupboard and was last serviced in 2025. The property has legal right of way over next door to get to the bathroom drain.