

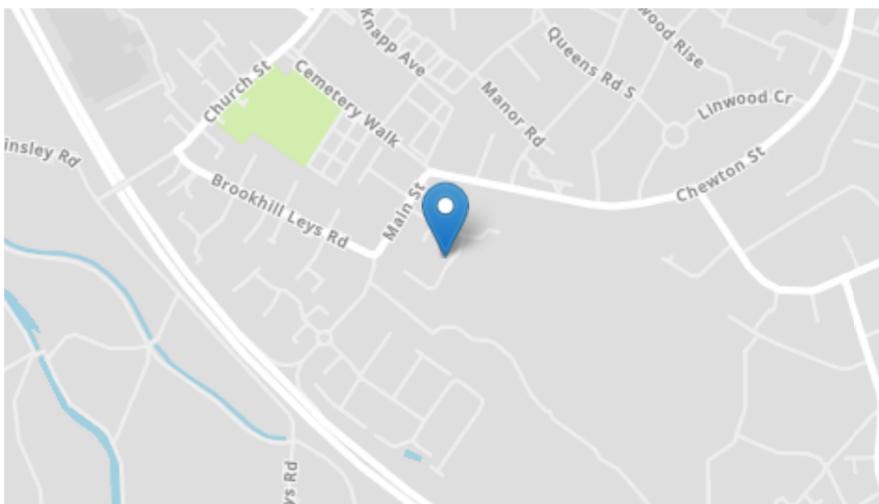
Braemar Avenue, Eastwood, NG16 3JY

Offers in Region of £260,000



Braemar Avenue, Eastwood, NG16 3JY

Offers in Region of £260,000



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			
		70	74
England, Scotland & Wales		EU Directive 2002/91/EC	



- Detached Family Home
- Three Good Size Bedrooms
- Spacious Lounge
- Modern Fitted Dining Kitchen
- Light & Airy Conservatory
- Three Piece Bathroom Suite
- Well Presented Through Out
- Low Maintenance Rear Garden With Summer House
- Ample Off Road Parking & Detached Garage
- Cul De Sac Position

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 - 28302504

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



*** A WONDERFUL FAMILY HOME IN A LOVELY CUL DE SAC SETTING! *** Tucked away in a cul de sac, this well presented detached home offers spacious and versatile accommodation, making it an ideal choice for families. The property enjoys a tranquil and self contained setting while still benefitting from excellent access to a wide range of local amenities and great road and transport links, including the nearby A610. The accommodation comprises an inviting entrance hallway, a spacious lounge perfect for relaxing or entertaining, and a modern fitted dining kitchen offering plenty of space for family meals. To the rear, a light and airy conservatory provides an additional reception space and a lovely outlook over the garden. To the first floor there are three good size bedrooms and a three piece family bathroom suite. Externally, the property benefits from a low maintenance rear garden complete with a summer house, creating an ideal space for enjoying the warmer months. To the front there is ample off road parking and a detached garage, which is currently being used as a beauty therapy room, offering excellent potential for those looking for a home business space, studio or hobby room. Combining a peaceful location with convenience and well presented living space throughout, this fantastic home is not to be missed. Contact our team today to arrange your viewing! 0115 938 5577 (Option 2)

Ground Floor

Entrance Hall

UPVC entrance door, uPVC double glazed window to the side, stairs to first floor, storage cupboard, radiator and door to lounge.

Lounge

4.88m x 4.85m (16' 0" x 15' 11") UPVC double glazed bay window to the front and uPVC double glazed window to the side, Karndean flooring, radiator and door to the dining kitchen.

Dining Kitchen

4.88m x 2.70m (16' 0" x 8' 10") A range of wall and base units with worksurfaces incorporating stainless steel sink & drainer unit. Integrated appliances including waist height electric oven, 5 ring gas hob with extractor over, integrated dishwasher and space for fridge freezer. UPVC double glazed window to the rear, Karndean flooring, radiator and sliding patio door to the conservatory.

Conservatory

UPVC double glazed window to the side, tiled flooring, radiator and uPVC door to the rear garden.

First Floor

First Floor Landing

UPVC double glazed window to the side, access to partially boarded attic housing combination boiler and doors to all bedrooms and bathroom.

Bedroom 1

4.4m x 2.97m (14' 5" x 9' 9") UPVC double glazed window to the front, fitted wardrobe, laminate wood flooring 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 2

3.55m x 2.63m (11' 8" x 8' 8") UPVC double glazed window to the front and radiator.

Bedroom 3

2.65m x 2.14m (8' 8" x 7' 0") UPVC double glazed window to the front and radiator.

Bathroom

White three piece suite comprising wc, vanity sink with storage under and panel bath with mains fed shower over. Obscured uPVC double glazed window to the rear, tiled flooring, tiled walls, radiator and ceiling spotlights.

Garage

Detached single garage fitted with power and electric roller doors. It has been part converted into an office space.

Outside

To the front of the property is tarmac driveway leading to the entrance door, detached garage and gate to the rear garden. The rear garden features a paved patio seating area, giving access to the side entrance of the garage. Stone steps lead up to a second patio seating area with stone flower bed borders, a timber gate leads to a large gravelled area, with a timber summer house. The garden is palisaded by timber fencing.

*** AGENT NOTE ***

AGENT NOTE: The seller has provided us with the following information: the gas boiler is located in the loft, it is three years old and was last serviced in 2025.