

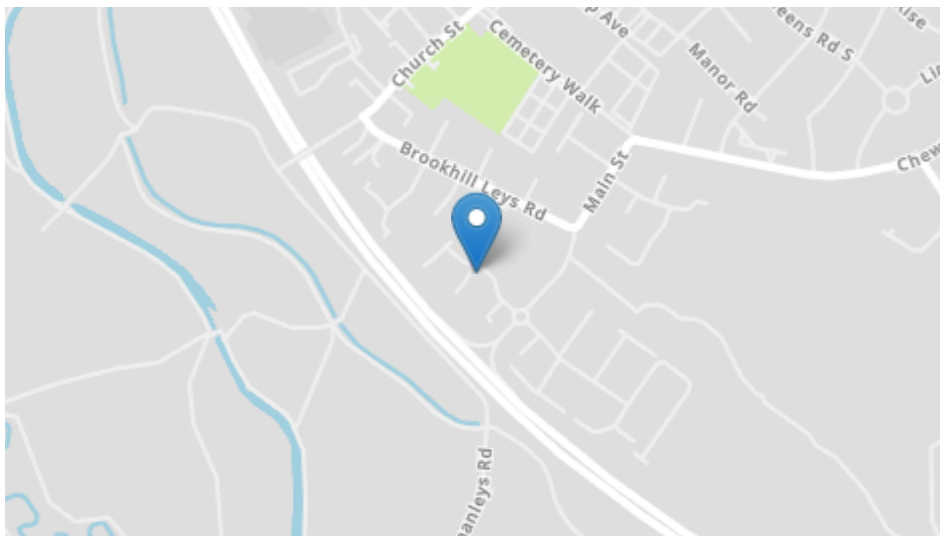
Stephenson Road, Eastwood, NG16 3UD

Offers Over £325,000

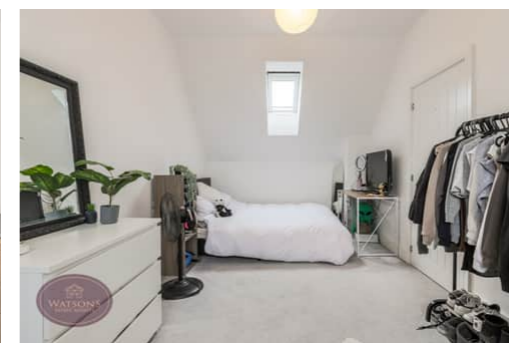


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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		96
(81-91)	B	84	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Our Seller says....

- 3 Storey Detached Family Home
- 5 Bedrooms
- Downstairs WC
- En Suite & 2 Family Bathrooms
- Modern Dining Kitchen
- Driveway & Garage
- Ease of Access to A610 & M1
- NHBC Warranty
- Viewing HIGHLY RECOMMENDED

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 - 26452013

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



*** GET MORE FOR YOUR MONEY! *** This 2021 development on the outskirts of Eastwood was built in 2021 and enjoys easy access to amenities and the M1 motorway. This 5 bed detached home is well suited to families, with 4 of the bedrooms being DOUBLE & toilet/wash facilities on each floor. With over 6 years builders warranty remaining, the well presented accommodation comprises: entrance hall, wc, lounge, dining kitchen, first floor landing to the primary bedroom with en suite, bedrooms 4 & 5 as well as a family bathroom. The 2nd floor with bedrooms 2 & 3 has another bathroom for convenience. Outside, a driveway & garage provide off street parking whilst the appealing lawned rear is a blank canvas for the new owner to adapt if they wish. This location is only 1 mile from all the shops of Eastwood Town Centre and only a few minutes drive to the M1 motorway via the A610. Nottingham City is approx 30 minute drive away, but there are also train stations nearby in Langley Mill & Ilkeston, as well as Tram Park & Ride. Viewing is HIGHLY RECOMMENDED, particularly families looking for more space. Call our sales team NOW!

Ground Floor

Entrance Hall

Composite entrance door to the front, radiator, stairs to the first floor and doors to the lounge, dining kitchen and downstairs WC.

WC

WC, pedestal sink unit, radiator and extractor fan.

Lounge

5.23m x 3.17m (17' 2" x 10' 5") UPVC double glazed window to the front, 2 uPVC double glazed window to the side, 2 radiators.

Dining Kitchen

5.23m x 2.83m (17' 2" x 9' 3") A range of matching wall & base units, work surfaces incorporating an inset one & a half bowl stainless steel sink & drainer unit. Integrated appliances to include: waist height electric double oven, 6 ring gas hob with extractor over, fridge freezer, dishwasher and boiler. Understairs storage housing plumbing for washing machine. Ceiling spotlights, radiator, French doors to the side leading to the rear garden. UPVC double glazed window to the front.

First Floor

Landing

Stairs up to second floor, radiator and doors to primary bedroom, bedrooms 4 & 5 and family bathroom.

Primary Bedroom

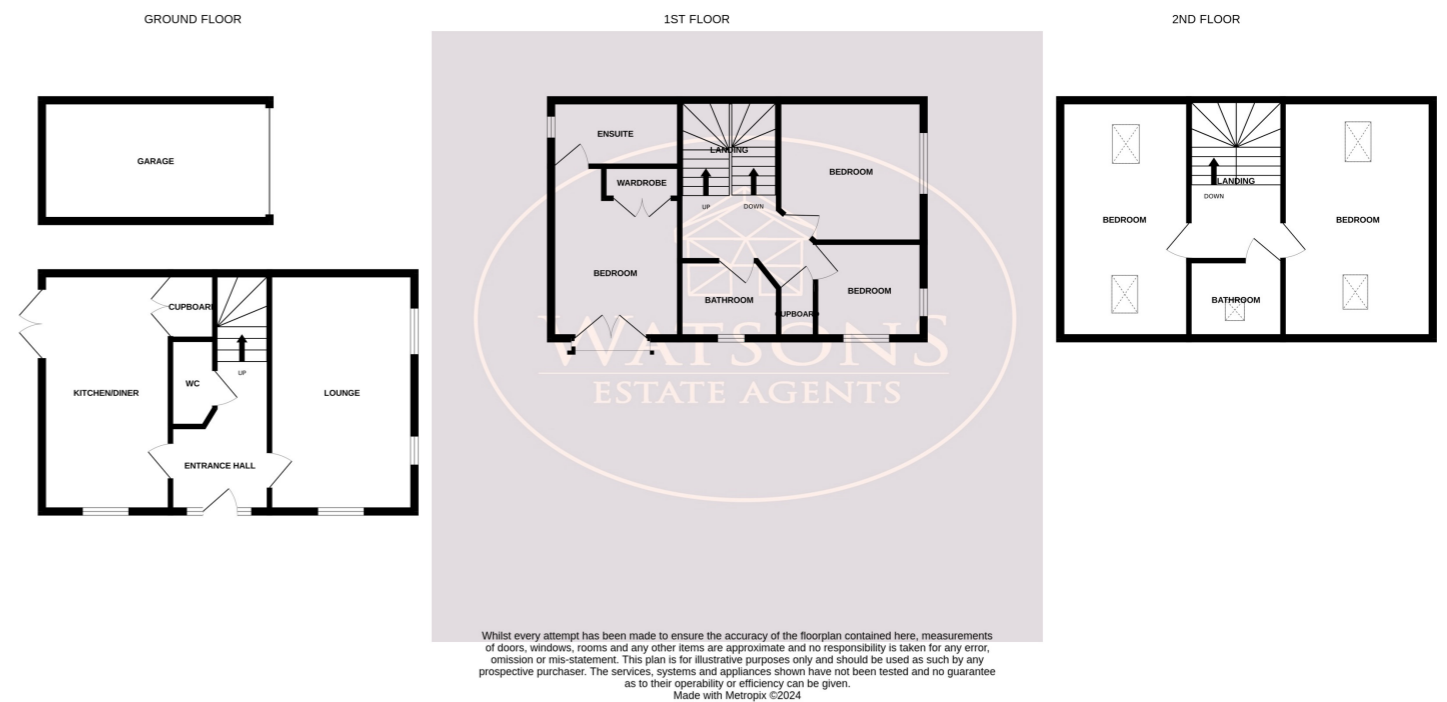
3.12m x 2.8m (10' 3" x 9' 2") UPVC double glazed French doors to the front, radiator, built in double wardrobe and door to the en suite.

En Suite

3 piece suite in white comprising WC, pedestal sink unit and shower cubicle with mains fed shower over. Heated towel rail, ceiling spotlights, extractor fan and obscured uPVC double glazed window to the side.

Bedroom 4

3.18m x 3.05m (10' 5" x 10' 0") UPVC double glazed window to the front, built in double sliding door wardrobes and radiator.



Bedroom 5

2.19m x 2.14m (7' 2" x 7' 0") UPVC double glazed windows to the front & side, radiator.

Bathroom

3 piece suite in white comprising WC, pedestal sink unit and bath. Heated towel rail, ceiling spotlights, extractor fan and obscured uPVC double glazed window to the front.

Second Floor

Landing

Doors to bedrooms 2 & 3 and bathroom. Ceiling lantern and access to the attic.

Bedroom 2

5.25m x 3.17m (17' 3" x 10' 5") UPVC double glazed window to the front, velux window and radiator.

Bedroom 3

5.25m x 2.8m (17' 3" x 9' 2") UPVC double glazed window to the front, radiator and velux window.

Bathroom

3 piece suite in white comprising WC, pedestal sink unit and bath. Velux window, ceiling spotlights, extractor fan and heated towel rail.

Outside

To the front of the property are flower bed borders with a range of plants & shrubs. Running alongside the property a tarmac driveway provides ample off road parking leading to the detached single garage with up & over door and power. The rear garden comprises a paved patio and turfed lawn and is enclosed by timber fencing to the perimeter with gated access to the side.