

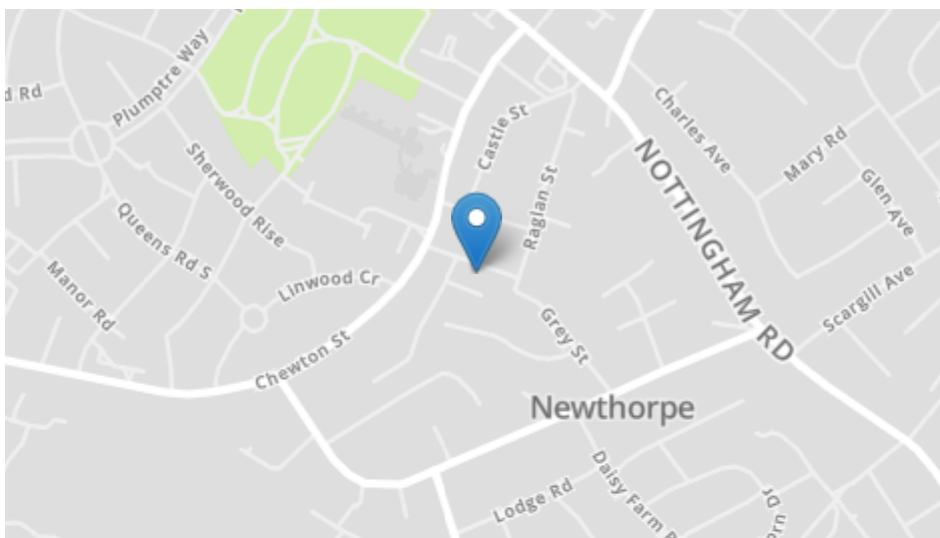
Philip Avenue, Eastwood, NG16 3HA

£300,000



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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	68	82
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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 - 18358102

Our Seller says....

- Detached Family Home
- 4 Bedrooms
- 2 Reception Rooms
- Downstairs Shower Room & First Floor Bathroom
- Driveway
- Walking Distance From Amenities
- Excellent Road & Public Transport Links
- Fully Renovated Throughout

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



This 4 bedroom detached home sits on a quiet street just outside Eastwood Town Centre. With 4 good size bedrooms & garden, as well as walking distance to schools, this will particularly appeal to families. The location also has excellent transport links with regular bus service and easy access to the A610 & M1 motorway. The accommodation in brief comprises: Porch, entrance hall, spacious dual aspect lounge, study, modern fitted kitchen with dining area, and generous shower room. Upstairs, the landing leads to the 4 bedrooms and family bathroom.

Outside, a driveway to the front provide good off street parking and access to the garage store, whilst the south-facing lawned rear offers a high level of privacy and benefits from a sheltered paved patio area.

Call our sales team (until 8pm, 7 days) to arrange a viewing.

Ground Floor

Porch

2.42m x 1.66m (7' 11" x 5' 5") UPVC double glazed windows to the front and side, uPVC double glazed door to the front and door to the entrance hall.

Entrance Hall

Stairs to the first floor, under stairs storage, wood effect laminate flooring, radiator, doors to the lounge, dining kitchen, study and shower room.

Shower Room

3 piece suite in white comprising WC, pedestal sink unit and oversized shower cubicle. Radiator.

Lounge

6.0m x 4.74m (3.02m min) (19' 8" x 15' 7") UPVC double glazed windows to the front & rear, wood effect laminate flooring and 2 radiator.

Study

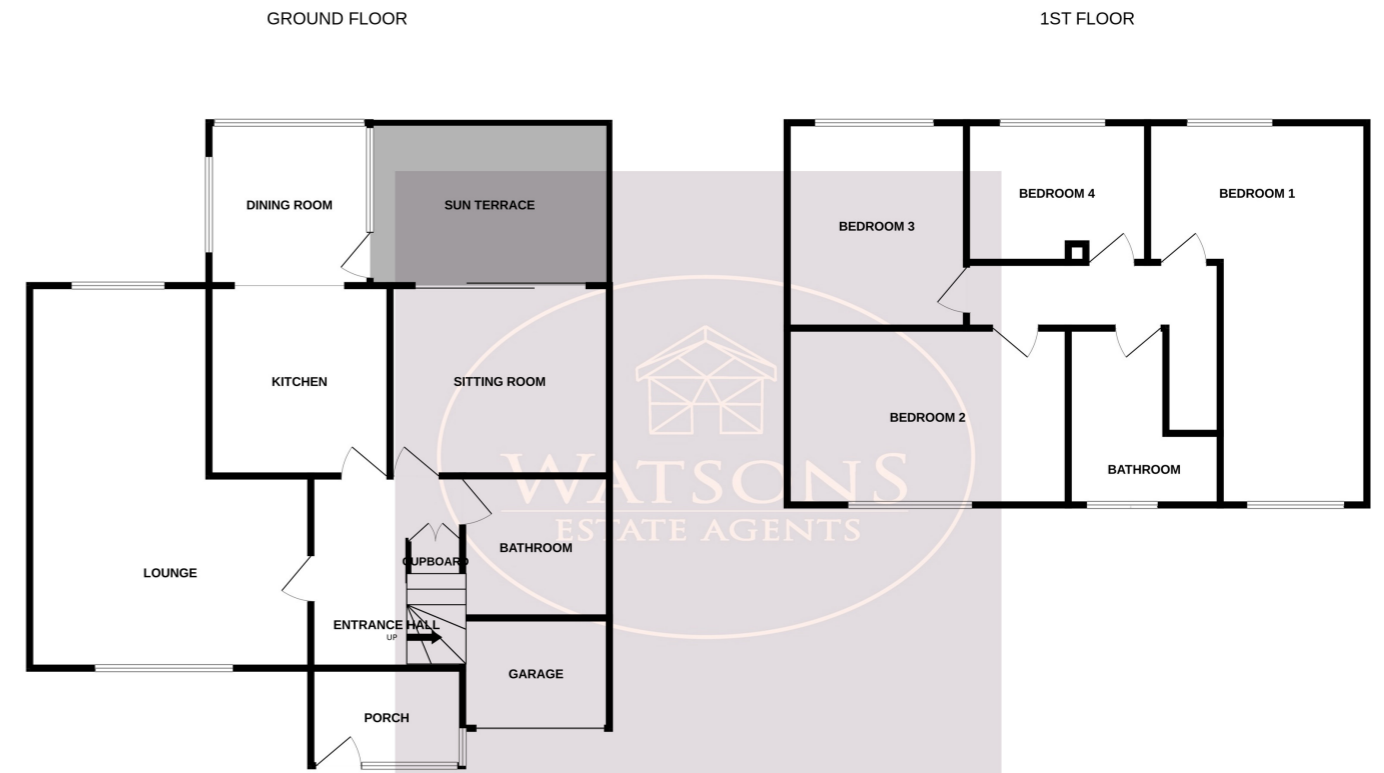
3.72m x 3.12m (12' 2" x 10' 3") Wood effect laminate flooring, radiator and sliding patio doors to the rear garden.

Dining Kitchen

3.3m x 3.06m (10' 10" x 10' 0") A range of matching wall & base units, work surfaces incorporating a sink & drainer unit. Integrated appliances to include electric oven & gas hob with extractor over. Plumbing for washing machine, wood effect laminate flooring and open to the dining room.

Dining Area

2.69m x 2.53m (8' 10" x 8' 4") UPVC double glazed windows to both sides and door to the rear garden.



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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First Floor

Landing

Access to the attic (partly boarded with drop down ladder), radiator and doors to all bedrooms and bathroom.

Bedroom 1

6.0m x 3.73m (2.86m min) (19' 8" x 12' 3") UPVC double glazed windows to the front & rear, 2 radiators.

Bedroom 2

4.73m x 2.54m (15' 6" x 8' 4") UPVC double glazed window to the front and radiator.

Bedroom 3

3.44m x 3.22m (11' 3" x 10' 7") UPVC double glazed window to the rear and radiator.

Bedroom 4

3.07m x 2.44m (10' 1" x 8' 0") UPVC double glazed window to the rear and radiator.

Bathroom

3 piece suite in white comprising WC, pedestal sink unit and bath with shower over. Obscured uPVC double glazed window to the front and radiator.

Outside

To the front of the property a tarmac driveway provides ample off road parking leading to the garage store measuring 2.54m x 1.96m with up & over door and power. The South facing rear garden offers a good level of privacy and comprises a partly covered paved patio, a turfed lawn, 2 timber built sheds and is enclosed by timber fencing to the perimeter with gated access to the side.