

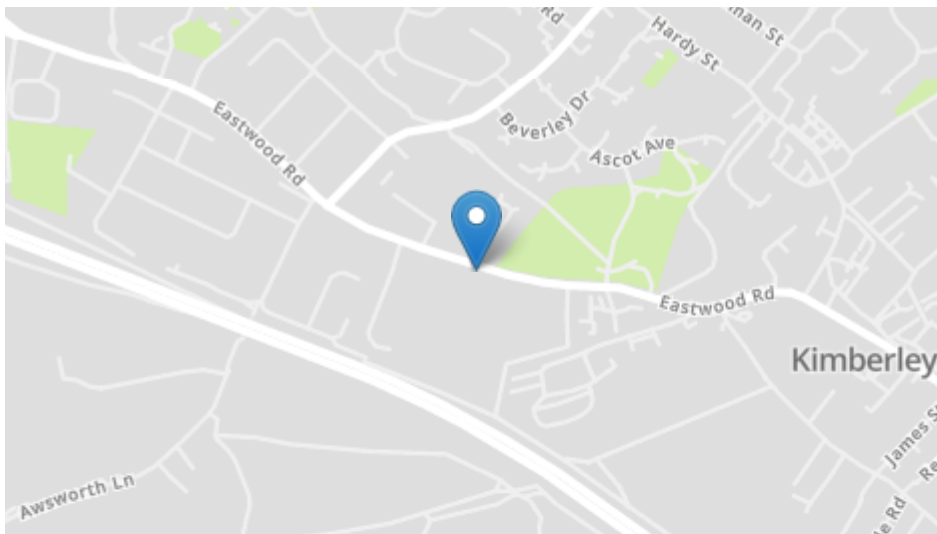
Eastwood Road, Kimberley, NG16 2HX

Offers Over £290,000



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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 - 29232933

- Semi Detached Family Home
- 3 Bedrooms
- Open Plan Dining Kitchen
- Garden Room
- Driveway
- Open Views to the Rear
- Excellent Public Transport Links
- Beautifully Presented Throughout
- Short Drive To Kimberley Town Centre

Our Seller says....



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



*** DROP YOUR BAGS AND MOVE IN *** A superb and deceptive three bedroom semi-detached property located in close proximity to Kimberley town centre. With two reception rooms, including a garden room with elevated views, off road parking, and an open plan dining kitchen, there is much more than meets the eye on offer here. Perfect for first time buyers and growing families alike. Briefly comprising; entrance porch, hallway, lounge, modern open plan dining kitchen, garden room. To the first floor, three bedrooms and bathroom. Outside, driveway providing off road parking to the front, and garden to the rear including an elevated seating area with views towards Awsworth. The property is located just half a mile from Kimberley Town Centre & Giltbrook retail park, which both offer a wide range of shops, bars & eateries. Public transport links are excellent having bus stops within walking distance, served regularly by Trent Barton with routes to Nottingham City Centre, Eastwood & Alfreton, amongst other locations. The A610 is just a short drive away and leads to Junction 26 of the M1. Contact Watsons to arrange a viewing.

Ground Floor

Entrance Porch

UPVC double glazed windows and entrance door, tiled flooring, traditional radiator, original stained glass wooden door to the entrance hall.

Entrance Hall

Stairs to the first floor, under stairs storage area, luxury vinyl tiled flooring, traditional radiator and doors to the lounge & dining kitchen.

Lounge

3.93m (into the bay) x 3.54m (12' 11" x 11' 7") UPVC double glazed bay window to the front, luxury vinyl tiled flooring and traditional radiator.

Dining Kitchen

2.84m x 2.09m (9' 4" x 6' 10") A range of matching wall & base units, work surfaces incorporating a composite sink and drainer. Integrated appliances to include electric oven & hob with extractor over and dishwasher. Plumbing for washing machine, luxury vinyl tiled flooring, breakfast bar, uPVC double glazed window to the rear and opening into the dining area.

Dining Area

3.59m x 3.8m (11' 9" x 12' 6") Luxury vinyl tiled flooring, storage cupboard, traditional radiator and open to the garden room.

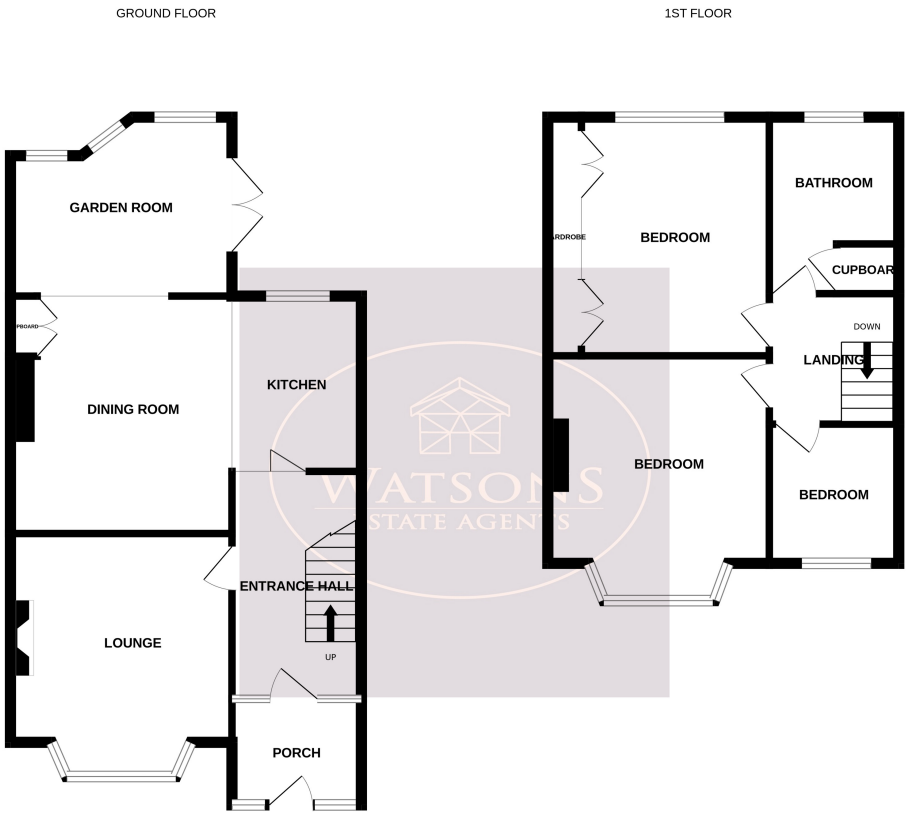
Garden Room

3.85m x 2.23m (2.88m max) (12' 8" x 7' 4") Luxury vinyl tiled flooring, 2 uPVC double glazed windows to the rear, uPVC double glazed window to the side, traditional radiator and French doors to the rear garden.

First Floor

Landing

Doors to all bedrooms & bathroom.



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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Bedroom 1

4.05m (into the bay) x 3.55m (13' 3" x 11' 8") UPVC double glazed bay window to the front, traditional radiator and wood effect laminate flooring.

Bedroom 2

3.82m x 3.58m (to the back of the wardrobes) (12' 6" x 11' 9") UPVC double glazed window to the rear, fitted wardrobes, traditional radiator, wood effect laminate flooring.

Bedroom 3

2.24m x 2.13m (7' 4" x 7' 0") Access to the attic (partly boarded with drop down ladder), uPVC double glazed window to the front, wood effect laminate flooring and traditional radiator.

Bathroom

3 piece suite comprising WC, vanity sink unit and bath with shower over. Obscured uPVC double glazed window to the rear, heated towel rail and airing cupboard housing the Worcester Bosch combination boiler. Wood effect laminate flooring.

Outside

There is an elevated pated patio seating area just off the garden room allowing you to enjoy the beautiful views out towards Awsworth. Steps lead down to the timber decking seating area and further steps down to the low maintenance rear garden which has an artificial lawn and gravel beds. Raised flower bed borders and timber built shed The rear garden is enclosed by timber fencing with gated access to the side. To the front of the property a driveway provides off road parking for multiple cars.