

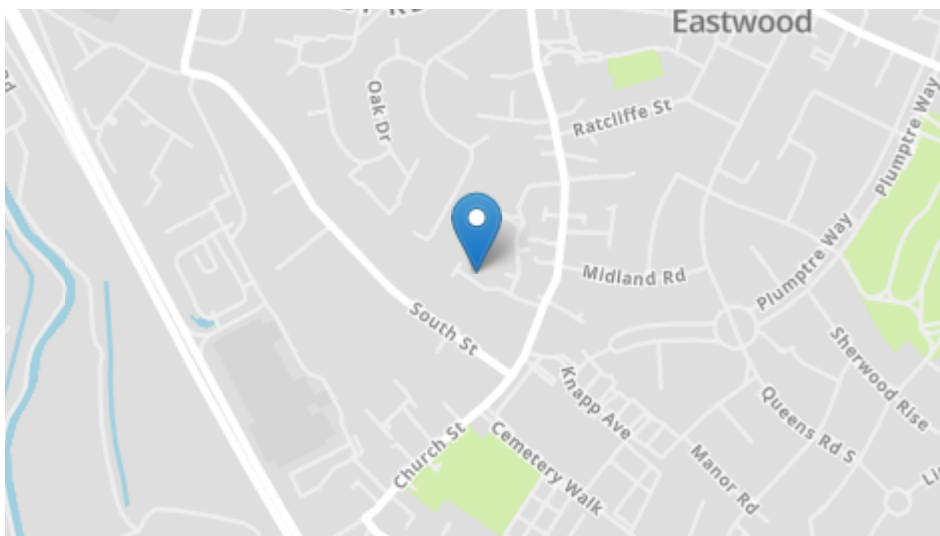
Peacock Drive, Eastwood, Nottinghamshire, NG16 3HW

Guide Price £180,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		96
(81-91)	<b>B</b>	84	
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	



- Semi Detached Family Home
- 3 Bedrooms
- Dining Kitchen
- Downstairs WC
- Off Road Parking
- Walking Distance To Amenities
- Excellent Road & Public Transport Links
- No Upward Chain

Our Seller says....

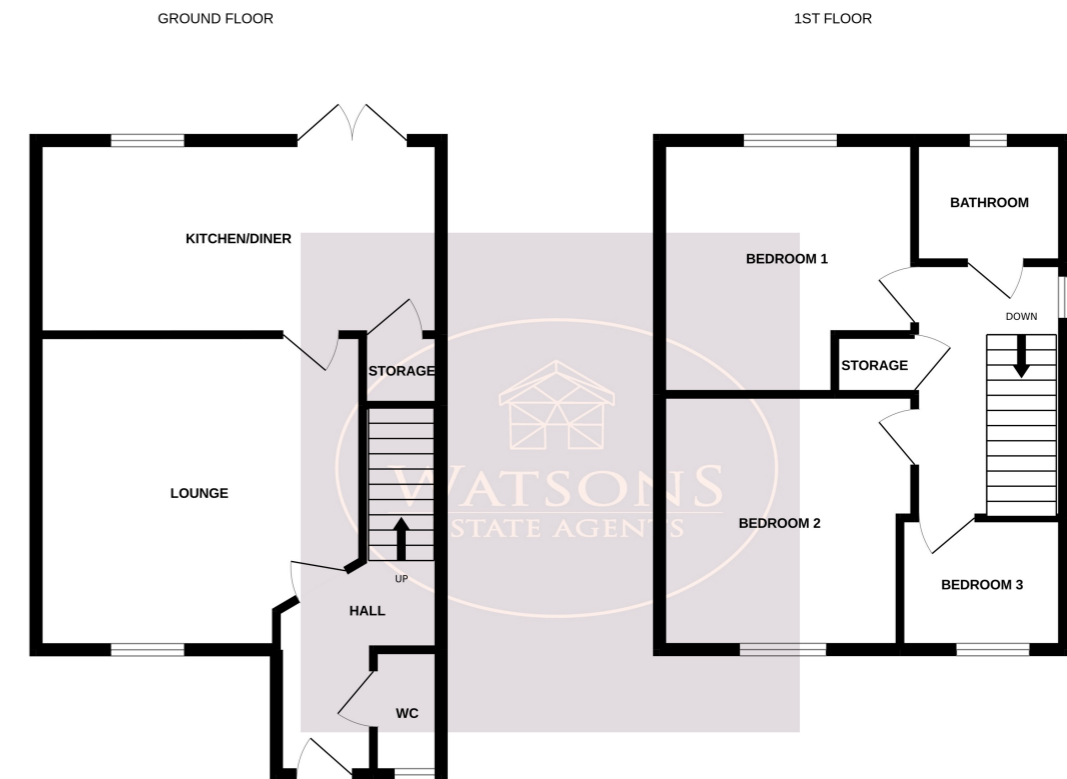
want to view?  
 Call us on 0115 938 5577  
 Our lines are open 8am - 8pm  
 7 Days a week  
 or email  
 mail@watsons-residential.co.uk  
 Ref - 22237505

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

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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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\*\*\* GUIDE PRICE £180,000 - £190,000 \*\*\* \*\*\*AN IDEAL FIRST HOME\*\*\* If you're looking to get on the property ladder or looking for your next home, this property could be the one for you. With just the right amount of space inside and out, this property ticks every box. Accommodation in brief comprises; entrance hall, lounge, kitchen/diner and ground floor WC. To the first floor there are three bedrooms and a family bathroom. Externally the property benefits from off road parking in addition to a low maintenance rear garden. Peacock Drive is located within the popular area of Eastwood with access to a range of local amenities including; shops, Eastwood Primary Care Centre, both primary and secondary schools, transport links and road links including A610/M1. To avoid disappointment call our team today to arrange your viewing on 01159385577.

## Ground Floor

### Entrance Hall

Composite entrance door, stairs to the first floor, radiator and doors to the WC and lounge.

### WC

WC, pedestal sink unit, radiator and obscured uPVC double glazed window to the front.

### Lounge

4.2m x 3.86m (13' 9" x 12' 8") UPVC double glazed window to the front, radiator and door to the dining kitchen.

### Dining Kitchen

4.75m x 2.78m (15' 7" x 9' 1") A range of matching wall & base units, work surfaces incorporating a stainless steel sink & drainer unit. Integrated electric oven & gas hob with extractor over. Plumbing for washing machine, under stairs storage cupboard, radiator, uPVC double glazed window to the rear and French doors to the rear garden.

## First Floor

### Landing

Access to the attic, radiator, wall mounted Worcester Bosch combination boiler and doors to all bedrooms and bathroom.

### Bedroom 1

3.7m x 3.66m (12' 2" x 12' 0") UPVC double glazed window to the rear and radiator.

### Bedroom 2

3.39m x 2.19m (11' 1" x 7' 2") UPVC double glazed window to the front and radiator.

### Bedroom 3

2.52m x 2.19m (8' 3" x 7' 2") UPVC double glazed window to the front and radiator.

### Bathroom

3 piece suite in white comprising WC, floating sink and bath with mains shower over. Obscured uPVC double glazed window to the rear and radiator.

### Outside

To the front of the property there is a small lawn with shrub borders. A tarmac driveway runs alongside the property and provides ample off road parking. The rear garden comprises of a well tended lawn and enjoys a good level of privacy and is enclosed by timber fencing with gated access to the side.