

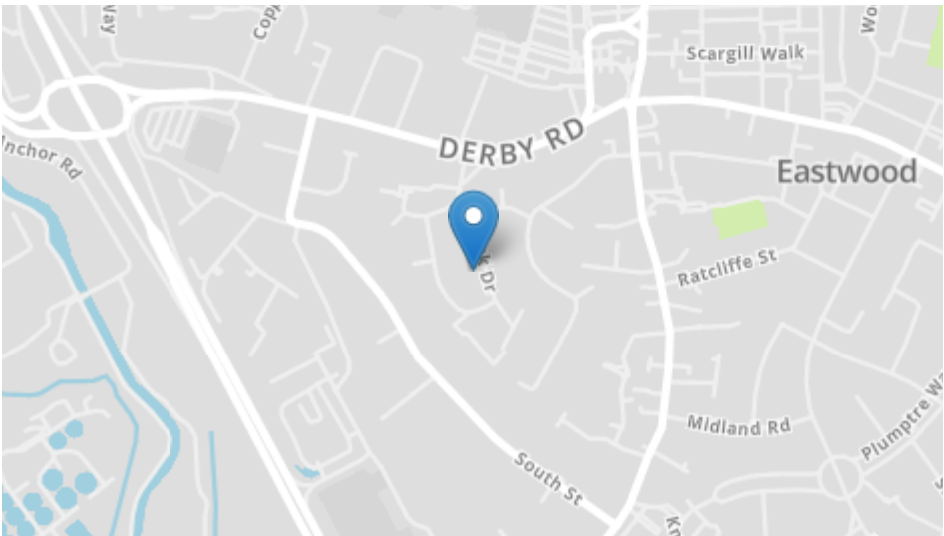
Oak Drive, Eastwood, NG16 3BW

£280,000



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



- Detached Bungalow
- Two Double Bedrooms
- No Upward Chain
- Light & Airy Open Plan Lounge & Dining Room
- Spacious Fitted Breakfast Kitchen & Utility Area
- Bathroom & Shower Room
- Generous Enclosed West Facing Rear Garden With Views
- Ample Off Road Parking & Garage
- Cul De Sac Location

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 - 28933304

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



*** THE VIEWS FROM OAK ARE STUNNING! *** NO CHAIN *** Boasting lovely, elevated west facing views and being located only a short distance from Eastwood town centre this charming 2 DOUBLE bedroom extended detached bungalow has generous and flexible living space and comprises of an entrance hallway, living room, dining room/study, shower room and a separate bathroom, 2 double bedrooms and an extended kitchen/dining room with the fine views to the rear. Outside there is a private driveway leading to a garage and to the rear a generous private garden again benefiting from those wonderful views! This bungalow is positioned amongst similar style properties on a very well regarded road and is perfect for those wishing to put their own stamp on their forever home! Call us today to book your viewing!

Ground Floor

Porch

UPVC double glazed windows to the front, uPVC entrance door with internal door to entrance hall.

Entrance Hall

Access to partially boarded attic and doors to bedroom both bedrooms, bathroom and open plan lounge and dining room.

Bathroom

White three piece suite comprising wc, pedestal sink and panel bath. Tiled walls, radiator, vinyl flooring and obscured uPVC double glazed window to the rear.

Bedroom 1

3.63m x 3.33m (11' 11" x 10' 11") UPVC double glazed window to the rear with views, fitted sliding door wardrobes and radiator.

Bedroom 2

3.35m x 2.69m (11' 0" x 8' 10") UPVC double glazed window to the front and radiator.

Lounge

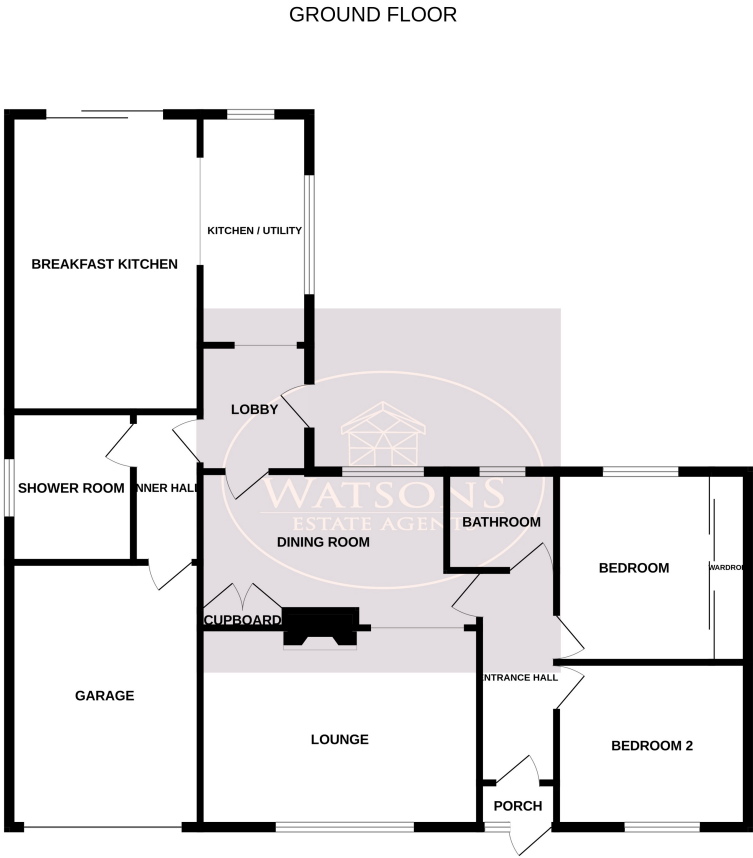
4.89m x 3.34m (16' 1" x 10' 11") UPVC double glazed window to the front, radiator, feature fireplace and open access to the dining room.

Dining Room

3.94m x 2.70m (12' 11" x 8' 10") UPVC double glazed window to the rear, radiator, storage cupboard housing gas boiler, and door to rear lobby.

Rear Lobby

Tiled flooring, radiator, door to inner hall, uPVC door to to rear garden and open access to kitchen/utility area.



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 for 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 60025

Inner hall

Door to shower room and garage.

Shower Room

White three piece suite comprising wc, pedestal sink and electric fed cubicle shower. Extractor fan, tiled walls and obscured stained glass uPVC double glazed window to the side.

Kitchen/Utility Area

5.24m x 5.17m (17' 2" x 17' 0") A range of matching wall and base units with work surfaces incorporating two sink & drainer units. Integrated appliances including waist height double electric oven, 5 ring gas hob with extractor fan over and space for fridge freezer. UPVC double glazed windows to the rear and side, tiled flooring, radiator and sliding patio door to the rear garden.

Garage

Single garage, fitted with power and electric doors.

Outside

To the front of the property is a tarmacadam driveway leaving to the entrance door and garage, to the side is a turfed lawn and flower beds with well established plants and shrubbery and wrought iron gate to the rear garden. The rear garden features a raised patio seating area with open views, stone steps leading down to the turfed lawn with large greenhouse and timber shed, palisaded by timber fencing.

*** AGENT NOTE ***

AGENT NOTE: The seller has provided us with the following information; the gas boiler is located in the storage cupboard in the open plan lounge and dining room, it is around twenty years old and was last serviced in January 2025.