

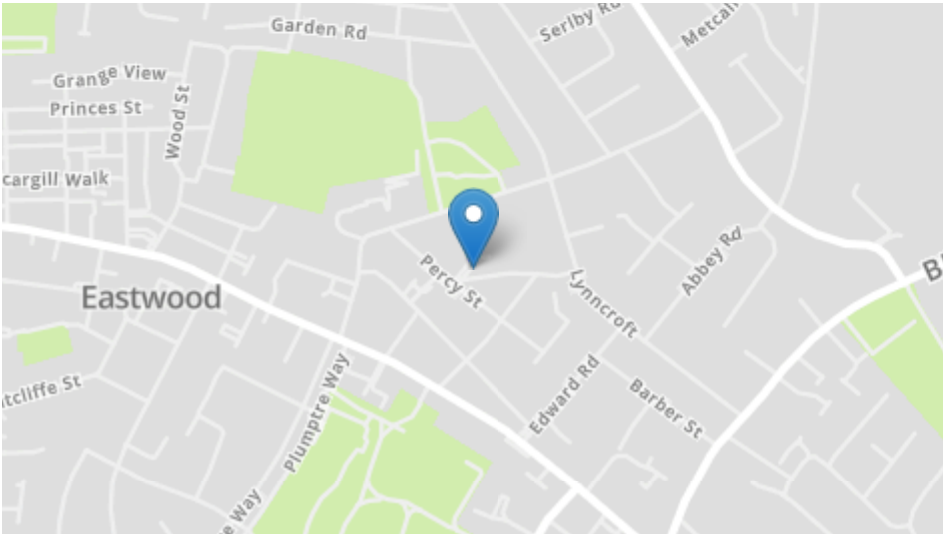
Percy Street, Eastwood, NG16 3EP

Offers Over £425,000



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(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		
	71	78
England, Scotland & Wales	EU Directive 2002/91/EC	



- Detached Home With Generous Plot
- Four Double Bedrooms
- 3 Spacious Reception Rooms
- Fitted Kitchen
- Downstairs WC & Utility Room
- Ensuite to Primary and Secondary Bedrooms
- 4 Piece Family Bathroom Suite
- Large Enclosed Rear Garden
- Detached Garage with Ample Off Road Parking
- Close To Amenities & Public Transport

Our Seller says....  
It's time for a new family to put their own stamp on this much loved family home. We hope the next owners love it & enjoy it as we have.

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 - 28908054

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





\*\*\* COULD THIS BE YOUR FOREVER HOME?! \*\*\* This beautiful, detached property has a generous plot, great transport links and is only a short distance from Eastwood high street, what more could you ask for? Set back from the road, you cannot help but feel a grand and warm welcome upon entering the gated driveway. With ample off road parking, this is the perfect hosting home for your friends and family, and with 4 double bedrooms and 3 spacious reception rooms there is endless space for all. In brief the property comprises of; entrance hall, office/study, lounge, dining room, kitchen, utility room and downstairs WC. To the first floor are 4 double bedrooms, ensembles to both the primary and secondary bedrooms and a 4 piece family bathroom suite. The outside consists of expansive driveway, detached garage and large rear garden, this could truly be your forever home! Call our team today to book your viewing! 01159385577 (OPTION 2)

Ground Floor

Entrance Hall

UPVC entrance door, luxury vinyl flooring, stairs to the first floor and doors to the lounge, snug/office and kitchen.

Lounge

4.48m x 4.12m (14' 8" x 13' 6") UPVC double glazed window to the front, radiator and double doors to the dining room.

Snug/Office

5.18m x 2.83m (17' 0" x 9' 3") UPVC double glazed window to the front and radiator.

Kitchen

3.70m x 3.47m (12' 2" x 11' 5") A range of wall and base units with work surfaces incorporating an inset 1.5 stainless steel sink & drainer unit. Integrated appliances including electric oven, gas hob with extractor fan over and dishwasher. UPVC double glazed window to the rear, storage cupboard, tiled flooring, radiator, door to utility room and door to dining room.

Dining Room

3.46m x 3.33m (11' 4" x 10' 11") UPVC French doors to the rear garden, radiator and door to the kitchen.

Utility Room

A range of matching base units with worksurfaces incorporating stainless steel sink and drainer unit. Wall mounted combination boiler radiator, plumbing for washing machine, tiled floor. UPVC double glazed window to the side and door to rear garden. Door to the WC.

WC

Obscured uPVC double glazed window to the side. WC, wall mounted sink, radiator and tiled flooring.

First Floor

Landing

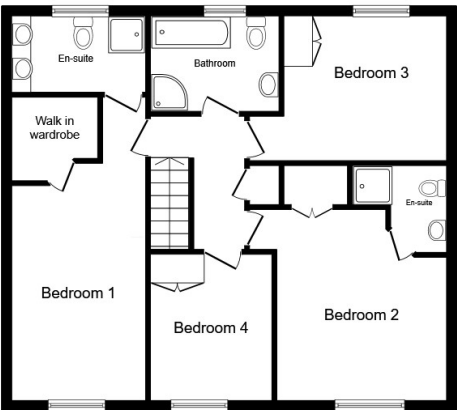
Airing cupboard, access to attic and doors to all bedrooms and bathroom.

Bedroom 1

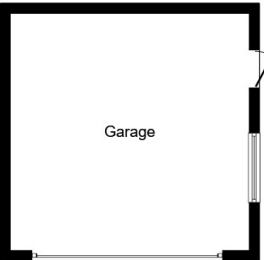
4.39m x 2.87m (14'05" x 9'05") UPVC double glazed window to the front, radiator, walk in dressing room and door to ensuite.



Ground Floor



First Floor



Garage

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

En Suite

White 3 piece suite comprising WC, vanity sink and shower cubicle. Ceiling spotlights, extractor fan, radiator and obscured uPVC double glazed window to the rear.

Bedroom 2

4.07m x 3.44m (13' 4" x 11' 3") UPVC double glazed window to the front, fitted wardrobe, radiator and door to ensuite.

En Suite 2

White 3 piece suite comprising WC, pedestal sink and shower cubicle. Ceiling spotlights and extractor fan.

Bedroom 3

4.00m x 3.04m (13' 1" x 10' 0") UPVC double glazed window to the rear, fitted wardrobes and radiator.

Bedroom 4

3.03m x 2.54m (9' 11" x 8' 4") UPVC double glazed window to the front, storage cupboard and radiator.

Bathroom

White 4 piece suite comprising wc, pedestal sink, panel bath and mains fed cubicle shower. Chrome heated towel rail, ceiling spotlights, extractor fan and obscured uPVC double glazed window to the rear.

Garage

Detached double garage with electric roller doors, uPVC entrance door to the side and window to the side.

Outside

The entrance of the property has iron gates, leading to an expansive pressed concrete driveway with enough room for multiple cars that leads to the rear garden and garage, to the side is a gravel area leading to the entrance door. The rear garden features a large decked and paved seating area with stone steps leading down towards a generous turfed lawn with build brick flower beds and enclosed by timber fencing.