

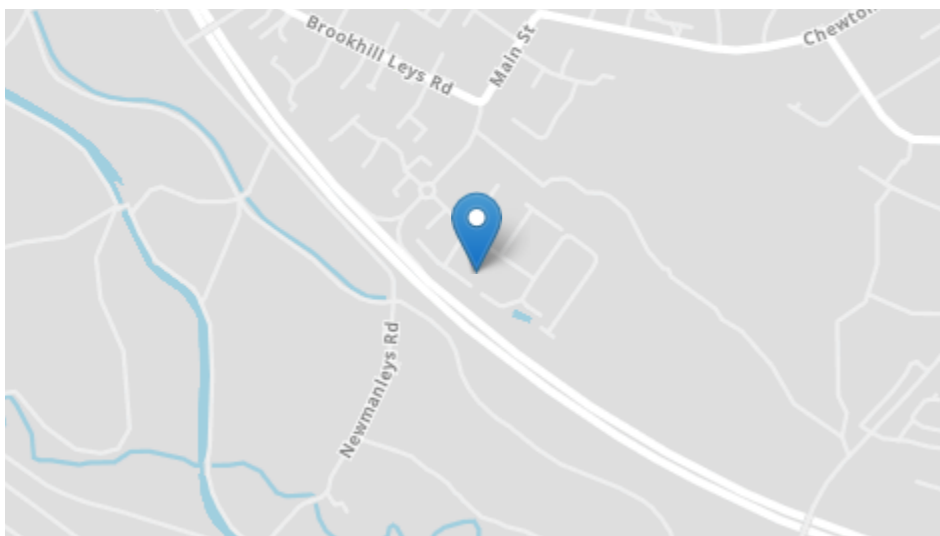
Butterfly Place, Eastwood, NG16 3RW

Offers Over £190,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		97
(81-91)	B	82	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



- End Terrace Home
- Two Double Bedrooms
- Light & Airy Lounge
- Modern Fitted Kitchen
- Ground Floor WC & First Floor Bathroom
- Off Road Parking
- Enclosed Low Maintenance Rear Garden
- Close To Amenities & Public Transport
- Great Road Link (M1)
- Ideal For First Time Buyers

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 - 28766159

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



***** SPRING TIME SPLENDOR ON BUTTERFLY PLACE! ***** This well presented end terrace home offers modern and comfortable accommodation, making it an ideal purchase for first time buyers or those looking to step onto the property ladder. The property is conveniently located close to local amenities and benefits from excellent road and transport links, including easy access to the M1. The accommodation comprises a welcoming entrance hallway with access to a convenient ground floor WC, leading through to a light and airy lounge with useful under stairs storage. To the rear is a modern fitted kitchen offering a range of units and integrated appliances, with French doors opening onto the garden, creating a great space for both everyday living and entertaining. To the first floor there are two double bedrooms, both well proportioned, along with a family bathroom fitted with a three piece suite including bath with shower over. Externally, the property benefits from off road parking to the front, while to the rear is an enclosed low maintenance garden featuring patio and lawn areas, providing a private outdoor space ideal for relaxing or hosting guests. Offering well maintained accommodation, a convenient location and great value, this lovely home is ready for its next chapter. Contact our team today to arrange your viewing. 0115 938 5577 (Option 2)

Ground Floor

Entrance Hall

Composite entrance door, radiator, stairs to first floor, laminate wood flooring and doors to downstairs wc and lounge.

Downstairs WC

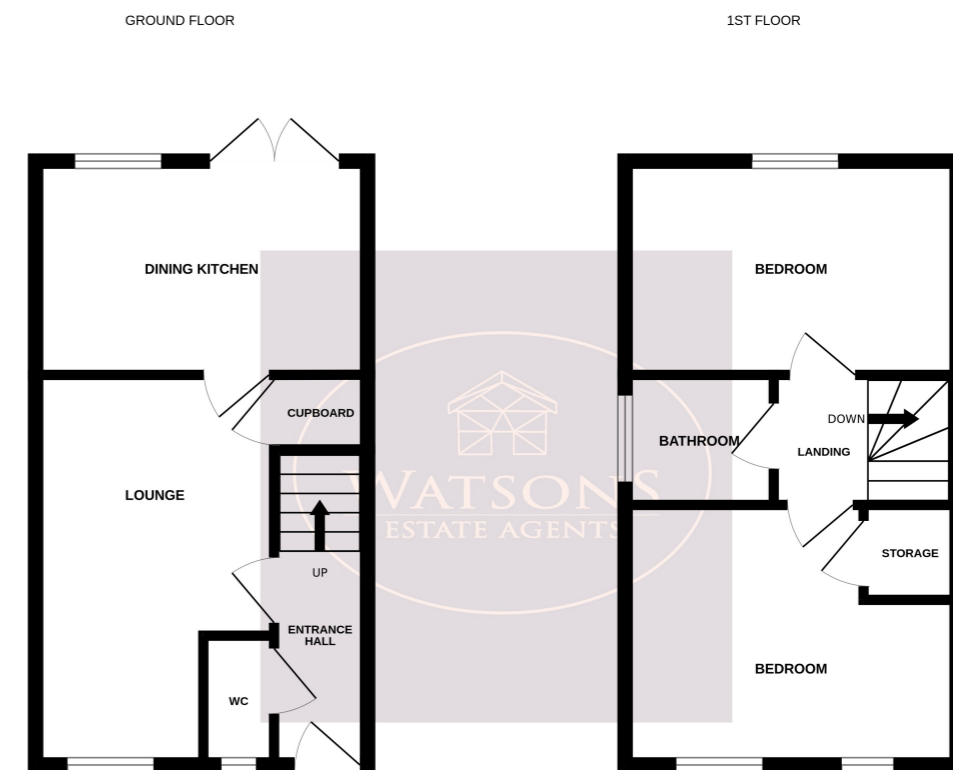
Obscured uPVC double glazed window to the front, wc, pedestal sink and radiator.

Lounge

4.59m x 2.87m (15' 1" x 9' 5") UPVC double glazed window to the front, radiator, under stairs storage and door to the kitchen.

Kitchen

3.82m x 2.47m (12' 6" x 8' 1") A range of wall and base units with worksurfaces incorporating an inset 1.5 stainless steel sink & drainer unit. Integrated appliances including electric oven, gas hob with extractor over, plumbing for washing machine and space for fridge freezer. Ceiling spotlights, laminate wood flooring, uPVC double glazed window to the rear, radiator and French doors 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.
Made with Metropix 12/2025

First Floor

Bedroom 1

3.27m x 2.56m (10' 9" x 8' 5") Two uPVC double glazed windows to the front, radiator and airing cupboard housing hot water tank.

Bedroom 2

3.27m x 2.49m (10' 9" x 8' 2") UPVC double glazed window to the rear, fitted wardrobes and radiator.

Bathroom

White three piece suite comprising wc, pedestal sink and panel bath with mains fed shower over. Obscured uPVC double glazed window to the side, extractor fan, partially tiled walls, vinyl flooring, and radiator.

Outside

To the front of the property is a tarmac driveway giving access to the entrance door and timber gate to the side, leading to the rear garden. The rear garden features a paved patio seating area, with stone steps leading up to the turfed lawn, palisaded by timber fencing.

*** Agent Note ***

AGENT NOTE: The seller has provided us with the following information; the electric combination boiler is located in the kitchen, it is five years old and was last serviced five years ago.