

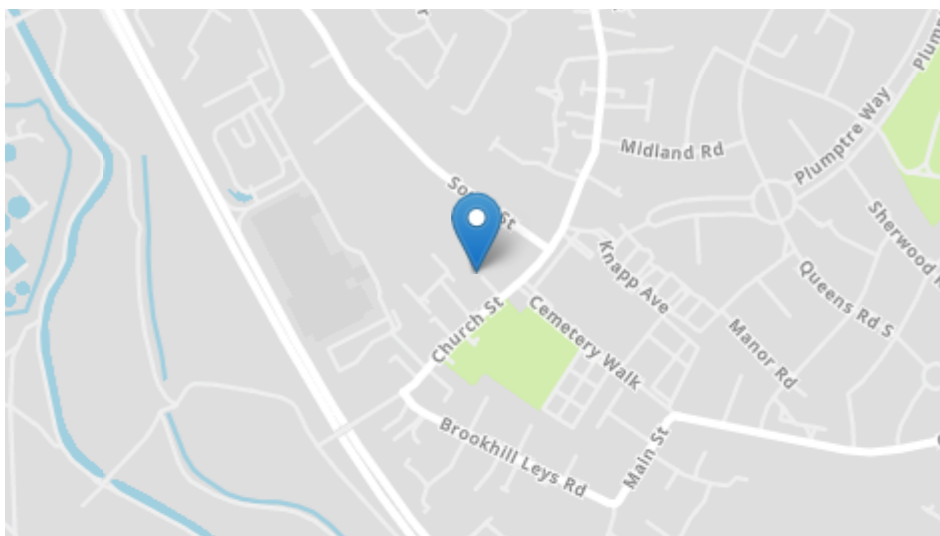
Grove Mews, Eastwood, Nottingham, NG16 3HJ

Guide Price £325,000



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| Energy Efficiency Rating                    |          | Current                 | Potential |
|---------------------------------------------|----------|-------------------------|-----------|
| Very energy efficient - lower running costs |          |                         |           |
| (92-100)                                    | <b>A</b> |                         |           |
| (81-91)                                     | <b>B</b> |                         | 84        |
| (69-80)                                     | <b>C</b> | 73                      |           |
| (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 |           |



- 4 Bedrooms
- 2 Reception Rooms
- En Suite To Primary Bedroom
- Driveway & Courtyard
- Allocated Parking & Garage
- Private Rear Garden
- Walking Distance To Eastwood Town Centre
- Ease Of Access To A610 & M1

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 - 26553349

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



\*\*\* GUIDE PRICE £325,000 - £350,000 \*\*\* FAMILY HOME IN A PRIVATE COURTYARD SETTING \*\*\* We have found it difficult to fault this spacious 4 bedroom semi detached mews property in a private courtyard setting situated between only two other properties and within walking distance of Eastwood town centre. The accommodation is very well presented throughout and internal VIEWING IS ESSENTIAL. The property comprises in brief: entrance hall, downstairs WC, lounge, kitchen, dining room, upstairs landing to 4 bedrooms (en suite to primary) and family bathroom.

Outside the property is accessed by a private gravel driveway into a courtyard which provides allocated parking and a garage. The garden to the rear of the property is particularly appealing with lawned area and mature planting which gives a high level of privacy. Viewing is HIGHLY RECOMMENDED to fully appreciate this unique opportunity which offers something a little bit different and space you wouldn't normally expect from a property of this type. Call our sales team now.

## Ground Floor

### Entrance Hall

Composite entranced door to the front, uPVC double glazed window to the front, stairs to the first floor, radiator and doors to the lounge, dining room, kitchen & WC

### WC

WC, pedestal sink unit and radiator.

### Lounge

4.14m x 4.1m (13' 7" x 13' 5") UPVC double glazed windows and French doors leading to the rear garden, fire place and radiator.

### Dining Room

2.8m x 2.36m (9' 2" x 7' 9") UPVC double glazed window to the front and radiator.

### Kitchen

4.14m x 3.09m (13' 7" x 10' 2") A range of matching wall & base units, work surfaces incorporating a one & a quarter bowl sink & drainer unit. Space for cooker, wood effect laminate flooring, radiator. UPVC double glazed windows and door leading to the rear garden.

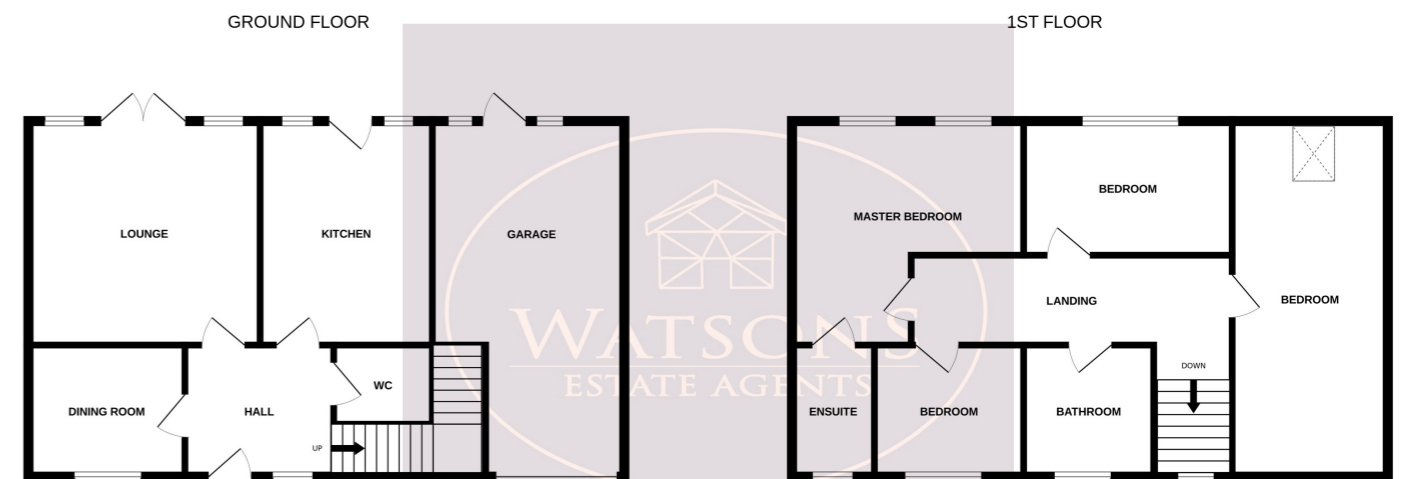
## First Floor

### Landing

Access to the attic, radiator, uPVC double glazed window to the front and doors to all bedrooms and bathroom.

### Primary Bedroom

4.5m x 4.17m (14' 9" x 13' 8") 2 uPVC double glazed windows to the rear, radiator and door to the en suite.



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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### En Suite

3 piece suite comprising WC, pedestals sink unit and shower cubicle with electric shower over. Obscured uPVC double glazed window to the front and radiator.

### Bedroom 2

3.24m x 3.12m (10' 8" x 10' 3") UPVC double glazed window to the rear and radiator.

### Bedroom 3

4.37m x 2.6m (14' 4" x 8' 6") Velux window, wood effect laminate flooring and radiator.

### Bedroom 4

2.58m x 1.99m (8' 6" x 6' 6") UPVC double glazed window to the front and radiator.

### Bathroom

3 piece suite comprising WC, wall mounted sink and bath with shower over. Obscured uPVC double glazed window to the front.

### Outside

To the front of the property is a small paved area. A tarmac driveway provides allocated parking and a garage with double wooden doors, power, water and housing the combination boiler. The rear garden offers a good level of privacy and comprises a paved patio, turfed lawn and flower bed borders with a range of mature plants & shrubs and is enclosed by timber fencing to the perimeter. Access to the garden from the side of the property is through the garage making it safe and secure for pets.