

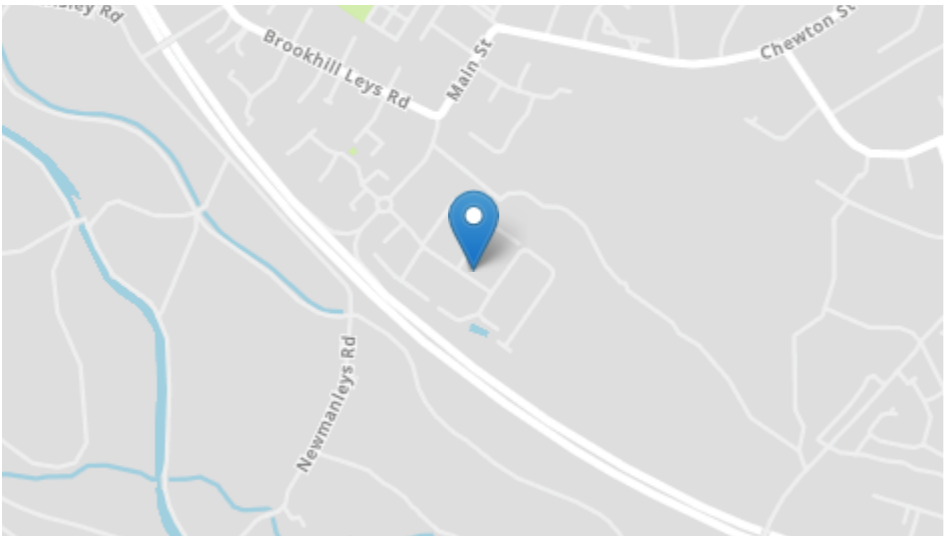
Beamlight Road, Eastwood, NG16 3JG

Offers Over £220,000



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		97
(81-91) B	86	
(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	



- Mid Town House
- Three Storey Accommodation
- Three Double Bedrooms
- Spacious Lounge
- Modern Dining Kitchen
- Ground Floor WC
- Family Bathroom
- Well Presented Throughout
- Low Maintenance Rear Garden
- Off Road Parking

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 - 29296236

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



*** LET THE BEAMLIGHT SHINE THROUGH! *** This 3 DOUBLE bedroom town house is only 4 years old and is presented to the HIGHEST OF STANDARDS, if you're looking for a property you can move straight into with no work needed then look no further. To the ground floor accommodation in brief comprises; entrance porch, lounge, open plan dining kitchen and ground floor WC. To the first floor are two double bedrooms and family bathroom with stairs leading to the second floor where you will find an impressive & spacious primary bedroom. Externally to the rear is a low maintenance garden and off road parking. Beamlight Road is located on a desirable development of modern homes with easy access to a range of amenities within Eastwood Town Centre as well as excellent road links including the A610/M1, perfect for those needing access to both Nottingham and Derby. This stylish home comes with all the usual refinements one would expect to find in a property of this type & with so much on offer, a viewing is absolutely essential! Call our team today to book your viewing! 01159385577 (option 2)

Ground Floor

Porch

Composite entrance door to the front, door to the lounge.

Lounge

4.44m x 3.61m (14' 7" x 11' 10") UPVC double glazed window to the front, radiator, built in storage cupboard and door to inner hall.

Inner Hall

Doors to the lounge, dining kitchen and wc, stairs to the first floor.

Dining Kitchen

3.59m x 2.69m (11' 9" x 8' 10") A range of matching wall & base units with worksurfaces incorporating an inset 1.5 bowl sink and drainer unit. Integrated appliances dishwasher, electric oven and gas hob with extractor over, washing machine and fridge freezer. Cupboard housing the combination boiler, laminate wood flooring, radiator, uPVC double glazed window and French doors to the rear.

WC

WC, pedestal sink, extractor fan, partially tilled walls and laminate wood flooring.

First Floor

Landing

Doors to the bathroom and bedrooms 2 & 3. Stairs to the second floor.

Bedroom 2

3.59m x 3.19m (11' 9" x 10' 6") 2 uPVC double glazed windows to the front and radiator

Bedroom 3

3.61m x 2.68m (11' 10" x 8' 10") UPVC double glazed window to the rear and radiator.

Bathroom

White 3 piece suite comprising wc, wall mounted sink with storage and panelled bath with mains fed shower over. Partly tiled walls, tiled flooring, chrome heated towel rail, and extractor fan.

Second Floor

Landing

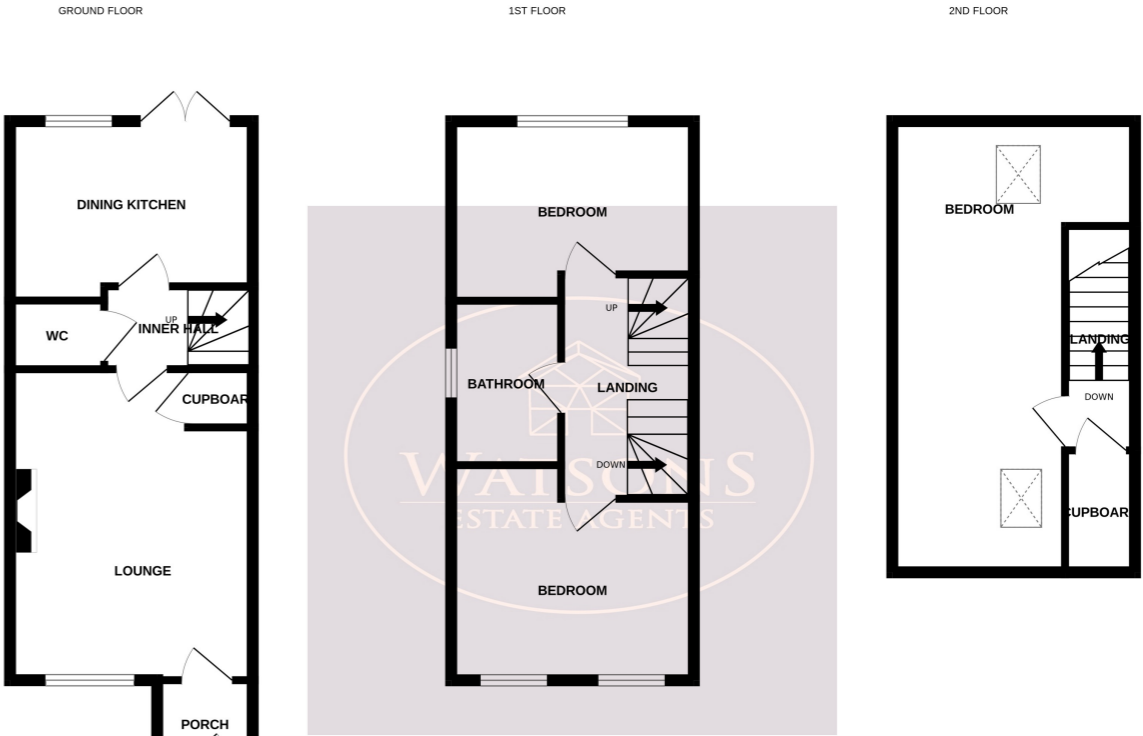
Built in storage cupboard and door to bedroom 1.

Bedroom 1

5.22m x 2.55m (17' 2" x 8' 4") UPVC double glazed window to the front, radiator, access to the attic and door to the en suite.

Outside

The front of the property has a paved path leading towards the front door. The rear garden has a paved patio seating area, with a path leading to the rear of the garden and a turfed lawn beside. There is gated access to the rear of the property leading to tarmacadam parking space for off road parking.



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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