

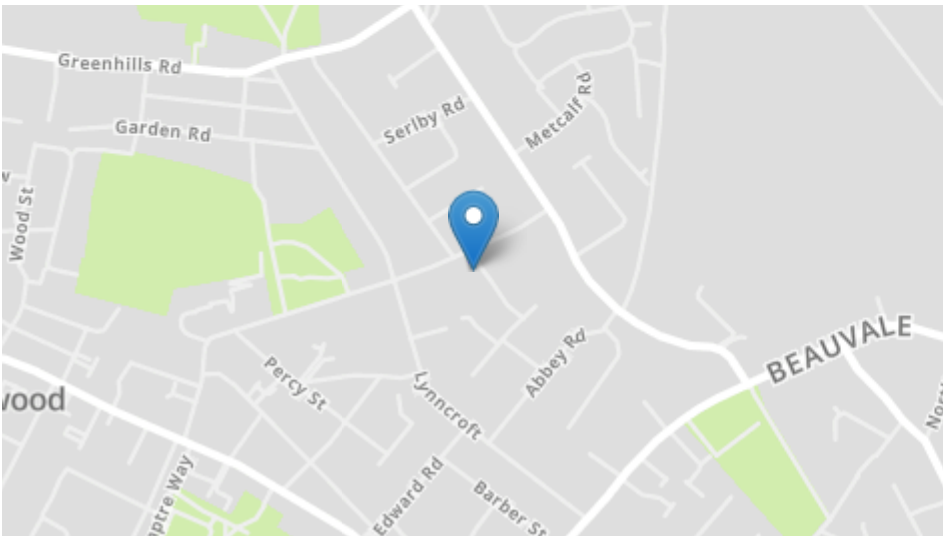
Beauvale Rise, Eastwood, NG16 3FL

Offers Over £235,000



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



- Semi Detached Home
- 3 Bedrooms
- Spacious Lounge & Dining Room
- Conservatory
- Driveway & Car Port
- Landscaped Rear Garden
- Walking Distance to Eastwood Town Centre
- Excellent Road & Public Transport Links

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 - 28716530

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



*** 'RISE' ABOVE THE COMPETITION *** Brought to the market with no upward chain is this spacious three bedroom semi-detached family home, in this popular location in Eastwood. Offering the best of both worlds, with countryside walks on your doorstep, and the towns amenities close by. With two reception rooms, driveway and private rear garden. Briefly comprising; entrance hallway, lounge, dining room, conservatory, kitchen, rear porch. To the first floor, three bedrooms and bathroom. Outside, off road parking to the front, and a private garden to the rear. A superb spot in the popular town of Eastwood, away from the hustle and bustle, but close enough to access all the amenities including a supermarket, bars and an array of shops. Close by are wonderful countryside walks. Contact Watsons to arrange a viewing.

Ground Floor

Porch

UPVC double glazed windows and door to the front. Door to the entrance hall.

Entrance Hall

UPVC double glazed windows to the front, doors to the lounge, dining room, kitchen and under stairs cupboard. Stairs to the first floor.

Lounge

3.52m x 3.35m (11' 7" x 11' 0") PVC double glazed bay window to the front, radiator, laminate wood flooring and feature fireplace surround with electric fire.

Kitchen

3.65m x 2.7m (12' 0" x 8' 10") A range of matching wall & base units with worksurfaces incorporating an inset stainless steel sink & drainer unit. Integrated appliances including electric oven and gas hob with extractor over. Plumbing for washing machine and space for fridge freezer. UPVC double glazed windows to the rear and side, door to the rear porch.

Dining Room

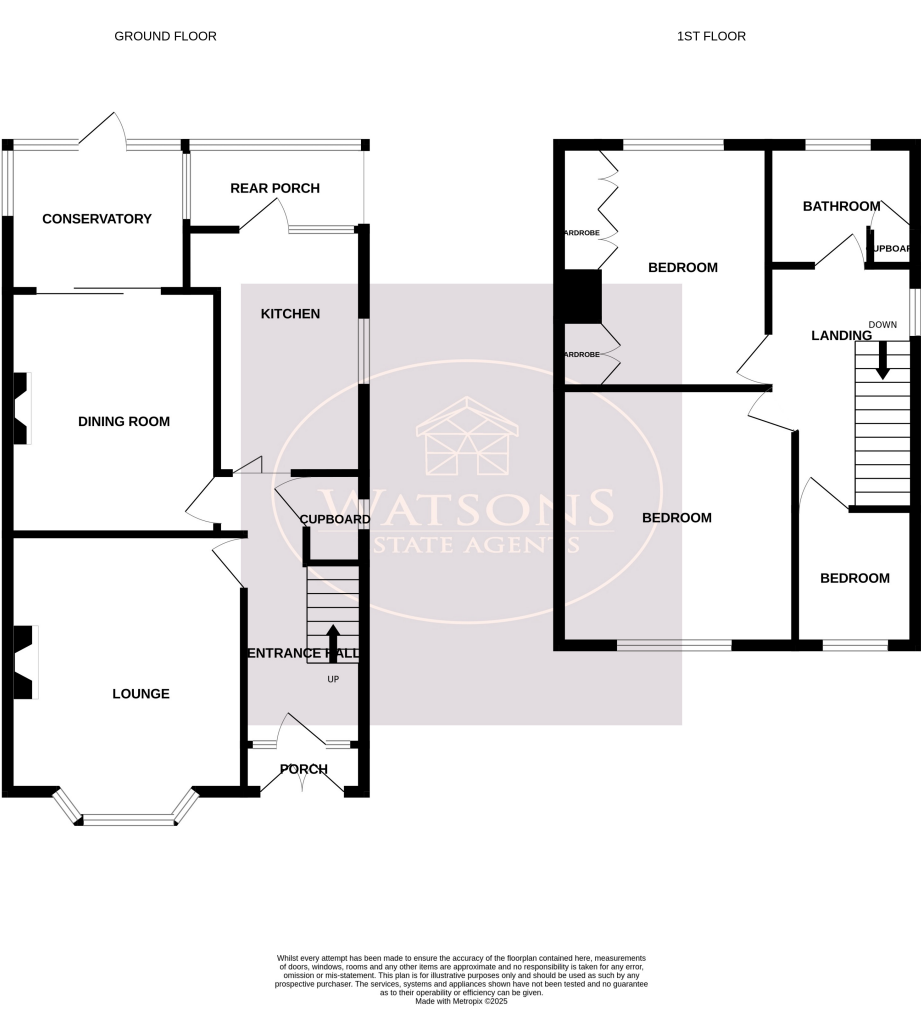
3.55m x 3.33m (11' 8" x 10' 11") Radiator, feature fireplace surround with electric fire and uPVC double glazed sliding doors to the conservatory.

Conservatory

2.59m x 2.16m (8' 6" x 7' 1") Single glazed wooden windows to the rear and sides, laminate wood flooring, radiator and door to the rear garden.

Rear Porch

UPVC double glazed windows to the sides and rear, open to the rear garden.



First Floor

Landing

UPVC double glazed window to the side, doors to all bedrooms and the bathroom.

Bedroom 1

3.65m x 3.22m (12' 0" x 10' 7") UPVC double glazed window to the front and radiator.

Bedroom 2

3.55m x 3.26m (11' 8" x 10' 8") UPVC double glazed window to the rear, radiator and fitted wardrobes.

Bedroom 3

2.17m x 1.92m (7' 1" x 6' 4") UPVC double glazed window to the front and radiator.

Bathroom

White 3 piece suite comprising wc, pedestal sink unit and panelled bath with electric shower over. Fully tiled walls, airing cupboard housing the combination boiler, and radiator. Obscured uPVC double glazed window to the rear and access to the partly boarded attic.

Outside

The front of the property is enclosed by brick wall & timber fencing to the perimeter with double wrought iron gates providing entry. The front garden comprises brick paved driveway leading alongside to the car port, turfed lawn, paved steps leading to the front door and flower bed borders with a range of plants and shrubs. The landscaped rear garden is enclosed by timber fencing with gated access to the side and comprises, paved patio area, turfed lawn, timber shed and flower bed borders with a range of plants & shrubs.