

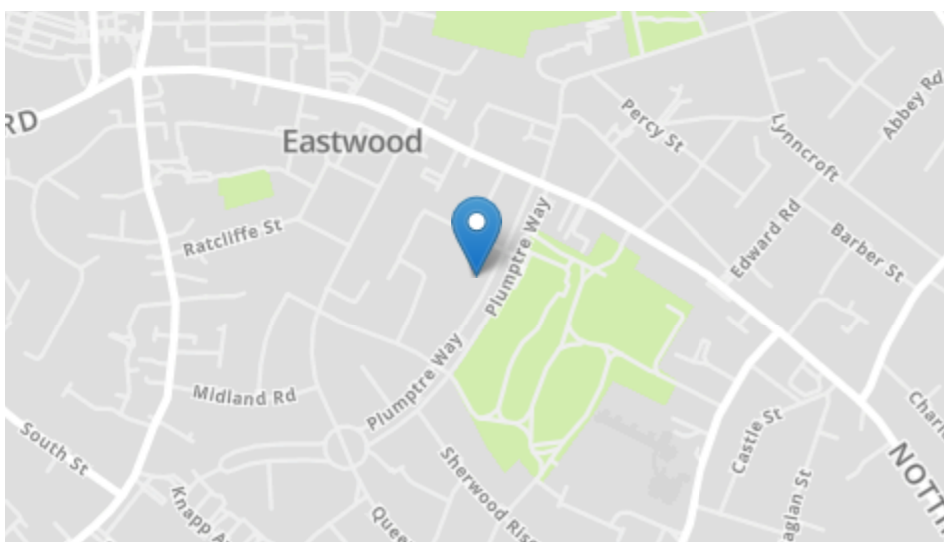
Plumtre Way, Eastwood, NG16 3LQ

Offers Over £325,000



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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	81
England, Scotland & Wales		EU Directive 2002/91/EC	



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 - 26861757

- Detached Family Home
- 3 Bedrooms Plus Study
- 2 Reception Rooms
- Downstairs WC & Upstairs Shower Room & Bathroom
- Off Road Parking & Garage
- West Facing Rear Garden
- Excellent Road & Public Transport Links

Our Seller says....

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



\*\*\* SPACE, SPACE & MORE SPACE \*\*\* If you're searching for your forever home then look no further! This property has been a well loved family home for many years and boasts both ample & versatile space throughout. Having been extended over the decades, this property provides something for all the family ticking every single box. In brief, the accommodation comprises: porch, entrance hall, generous L shaped lounge diner, kitchen, snug & orangery and ground floor WC. To the first floor there are 3 good sized bedrooms, study/nursery, family bathroom and a separate shower room which could easily be adapted if required. Outside, the west-facing garden is a great feature, providing good space for children & pets with a high level of privacy. Off street parking is available to the front with a wider than usual driveway and an integral garage. Located on Plumtre Way with a tree lined outlook over Coronation Park, this property sits amongst seven detached properties all individually built and designed. If you're wanting something a little different, this property could be the one for you! To truly appreciate the space & location, a viewing is absolutely ESSENTIAL. Call our sales team now to arrange a viewing!

#### Ground Floor

##### Porch

UPVC double glazed entrance door. Door to the entrance hall.

##### Entrance Hall

Stairs to the first floor, under stairs storage/cloakroom, Karndean flooring, vertical radiator and door to the lounge.

##### L Shaped Lounge

5.76m (max) x 4.44m (18' 11" x 14' 7") UPVC double glazed bay window to the front, wooden fireplace surround with inset multi fuel burner, 2 radiators, Karndean flooring. Door to the kitchen and French doors leading to the rear garden.

##### Kitchen

4.09m x 3.42m (13' 5" x 11' 3") A range of matching wall & base units, granite work surfaces incorporating an inset one & a half bowl stainless steel sink & drainer unit. Integrated appliances to include: waist height double oven, 5 ring gas hob with extractor over, dishwasher and fridge. Ceiling spotlights, radiator, uPVC double glazed window to the rear and door to the side leading to the snug and door to the orangery.

##### Office Space

2.54m x 2.21m (8' 4" x 7' 3") Obscured uPVC double glazed window to the side, tiled flooring, ceiling spotlights, built in storage cupboard and door to the garage.

##### Orangery

4.38m x 1.87m (3.21m max) (14' 4" x 6' 2") Brick & uPVC double glazed construction, tiled flooring, ceiling lantern, ceiling spotlights, integrated blinds. French doors leading to the rear garden and door to the WC.

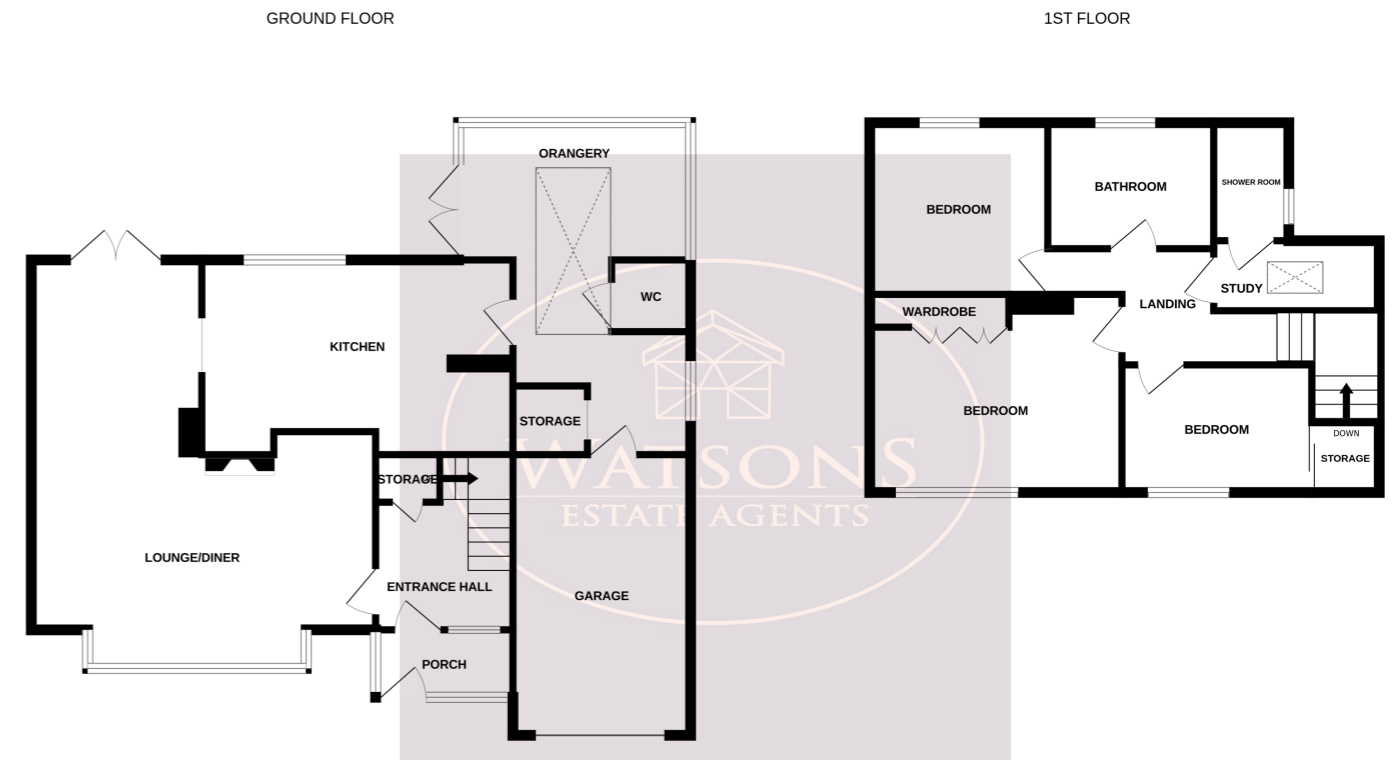
##### WC

WC, vanity sink unit, vertical radiator and obscured uPVC double glazed window to the side.

#### First Floor

##### Landing

UPVC double glazed window to the side, access to the attic (partly boarded with drop down ladder), vertical radiator, and doors to all bedrooms, snug/study and family bathroom.



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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##### Bedroom 1

4.27m x 3.0m (14' 0" x 9' 10") UPVC double glazed window to the front, a range of fitted furniture and fitted wardrobes. Radiator.

##### Bedroom 2

3.41m x 2.83m (11' 2" x 9' 3") UPVC double glazed window to the rear, wood effect laminate flooring and radiator.

##### Bedroom 3

2.87m x 2.32m (9' 5" x 7' 7") UPVC double glazed window to the front, fitted wardrobe and radiator.

##### Nursery/Study

Velux window and door to the shower room.

##### Shower Room

Shower cubicle with electric shower over, pedestal sink unit. Obscured uPVC double glazed window to the side, radiator and ceiling spotlights.

##### Bathroom

4 piece suite in white comprising: concealed cistern WC, vanity sink unit, bath and shower cubicle with mains fed dual rainfall effect shower over. Heated towel rail, ceiling spotlights, extractor fan and obscured uPVC double glazed window to the rear.

##### Outside

To the front of the property is a turfed lawn, flower bed borders with a range of plants & shrubs. A tarmac driveway provides ample off road parking and leads to the integral garage measuring 6.13m x 2.55m with up & over door, power, radiator and housing the combination boiler. The West facing rear garden offers a good level of privacy and comprises a paved patio, turfed lawn, flower bed borders with a range of plants & shrubs and 3 timber built sheds. The garden is enclosed by timber fencing to the perimeter.