

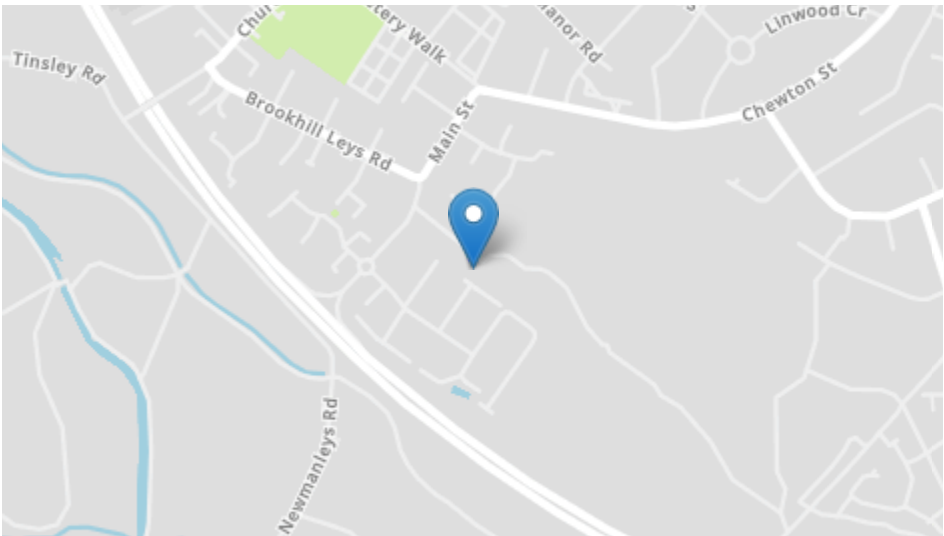
Garland Drive, Eastwood, NG16 3NS

£300,000



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		94
(81-91) <b>B</b>	83	
(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		
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 - 29159210



- Detached Family Home
- 4 Bedroom
- Open Plan Dining Kitchen
- Lounge
- Downstair WC & Utility Room
- Ensuite & Family Bathroom
- Enclosed Low Maintenance Rear Garden
- Easy access to A610 & M1
- Close to Amenities
- Garage & Double Driveway

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  
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\*\*\* GUIDE PRICE £300,000- £310,000 \*\*\* YOUR FOREVER HOME AWAITS! \*\*\* This stunning FOUR bedroom detached home is located in a private position on this desirable development of modern homes. Boasting a living room, downstairs WC, kitchen/dining room, utility room, integrated garage, four bedrooms with master en-suite and a family bathroom. Outside is a private driveway and garden to the rear. This fabulous home was constructed approximately 2 years ago and still has approximately 8 years remaining of it's NHBC. A great location for access to the A610/M1 and close by to many amenities this lovely home represents fantastic value for money we highly recommend an early internal inspection to fully appreciate all that this wonderful home has to offer! Call us today to book your viewing.

Ground Floor

Entrance Hall

UPVC entrance door to the front, door to lounge and stairs to first floor.

Lounge

4.80m x 3.36m (15' 9" x 11' 0") UPVC double glazed window to the front, new carpets, ceiling spotlights, radiator and open plan to Dining Kitchen.

Dining Kitchen

5.58m x 3.10m (18' 4" x 10' 2") A range of matching wall and base units with worksurfaces incorporating inset black matt range master sink & drainer unit with anti-scratch coating. Integrated appliances including electric oven and 4 ring gas hob with extractor fan over. Breakfast bar, ceiling spotlights, under unit lighting, storage cupboard, replaced new laminate wood flooring, French doors to rear garden, and doors to utility and downstairs WC.

Downstairs WC

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

Utility

2.12m x 1.80m (6' 11" x 5' 11") Wall & base units and uPVC door to side.

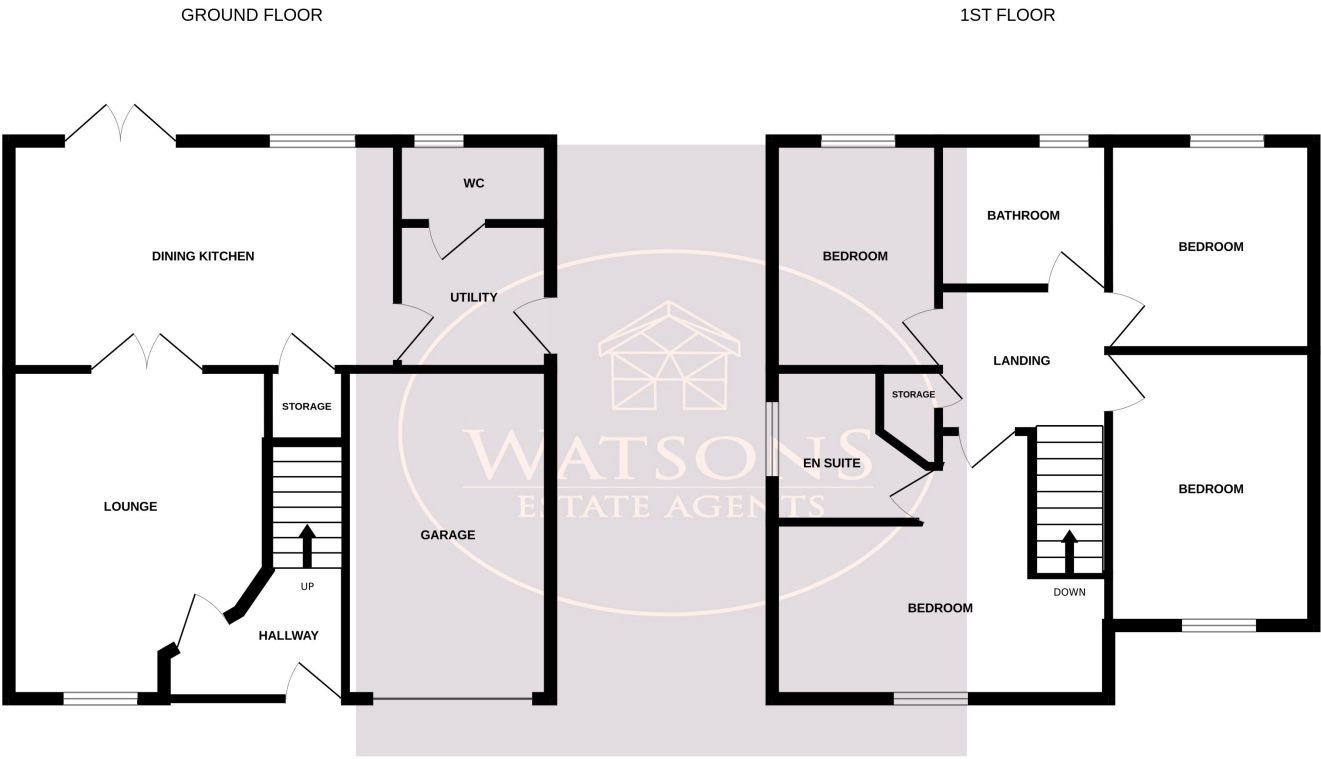
First Floor

Landing

Doors to all bedrooms and bathroom.

Bedroom 1

4.32m x 3.75m (14' 2" x 12' 4") UPVC double glazed window to the front, storage cupboard, radiator and door to 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

White 3 piece suite comprising wc, pedestal sink, mains fed shower cubicle. Upgraded black chrome heated towel rails, tiled walls laminate wood flooring and obscured uPVC double glazed window to the front.

Bedroom 2

3.71m x 2.80m (12' 2" x 9' 2") UPVC double glazed window to the front and radiator.

Bedroom 3

2.93m x 2.80m (9' 7" x 9' 2") UPVC double glazed window to the rear and radiator.

Bedroom 4

2.92m x 2.23m (9' 7" x 7' 4") UPVC double glazed window to the rear and radiator.

Bathroom

White 3 piece suite comprising wc, pedestal sink and panel bath. Obscured uPVC double glazed window to the rear, partially tiled walls and laminate wood flooring.

Outisde

The front of the property features a tarmacadam double driveway, leading to the attached garage, hedged by landscaped turfed lawn with a range of plants and shrubbery and a gate leading to the rear garden. The rear garden has a extended paved pathway, leading towards a decked seating area, surrounded by a landscaped turfed lawn and enclosed by timber fencing.