

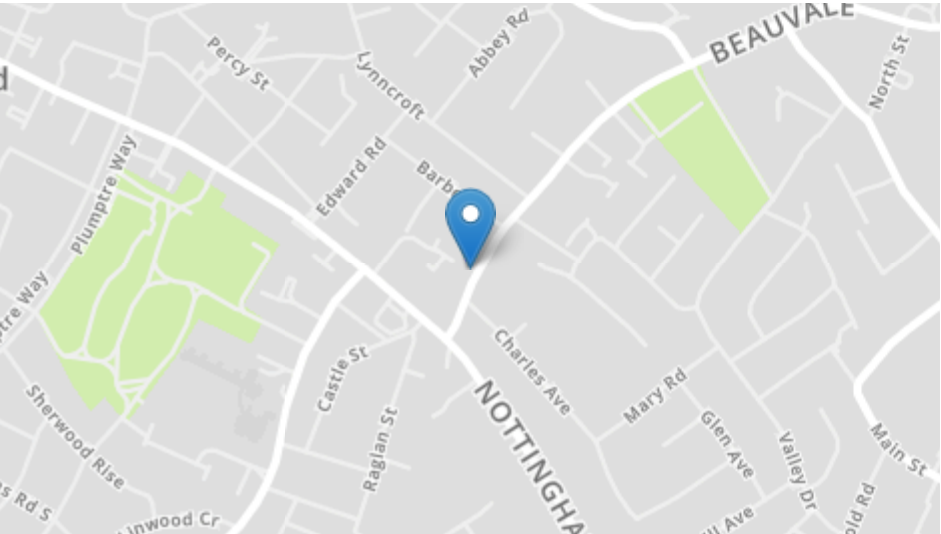
Dovecote Road, Eastwood, NG16 3EY

Offers Over £240,000



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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>		
(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		
<b>England, Scotland &amp; Wales</b>		
	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 - 29310635



- Semi Detached Family Home
- 3 Bedrooms
- Downstairs WC
- Open Plan Lounge Diner
- Off Road Parking
- Low Maintenance Rear Garden
- Walking Distance From Amenities
- 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  
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\*\*\* THE PERFECT HOME \*\*\* This STUNNING semi detached house on Dovecote Road is beautifully presented throughout and offers spacious living as well as a convenient location to suit a range of needs. If you're a fan of charm and character, this property could be the one for you! a The accommodation in brief comprises; entrance porch, hallway, open plan modern lounge/dining room, extended kitchen with integrated appliances. On the first floor there are three good size bedrooms and a newly fitted 3 piece bathroom suite. Externally the property benefits from a well maintained rear garden ideal for the summer months entertaining with patio and terrace areas and a timber garden shed. Situated on Dovecote road, Eastwood, this property is within easy access of a range of local amenities, within walking distance of Eastwod Town Centre and a stones throw away from transport links. With so much to offer this property is one simply not to be missed. Call our team today to arrange your viewing on 01159385577.

Ground Floor

Porch

Arched door to the front, door to the entrance hall.

Entrance Hall

Vinyl flooring, original wall tiles, traditional radiator, stairs to the first floor and doors to the lounge and dining area.

Lounge Diner

8.22m x 3.9m (27' 0" x 12' 10") UPVC double glazed bay window to the front, 2 vertical radiators and multi fuel burner. Dining Area - Wood effect laminate flooring, vertical radiator, uPVC double glazed window to the rear and door to the inner lobby

Inner Lobby

Doors to the WC, kitchen and side.

WC

2.55m x 0.98m (8' 4" x 3' 3") wc, vanity sink with storage under and tiled walls.

Kitchen

5.00m x 2.68m (16' 5" x 8' 10") A range of matching wall & base units, wooden work surfaces incorporating an inset Belfast sink. Space for Rangemaster cooker, plumbing for washing machine, integrated dishwasher & dryer, wood effect laminate flooring, traditional radiator and French doors to the rear garden.



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 for 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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First Floor

Landing

Doors to all bedrooms and bathroom.

Bedroom 1

4.83m x 3.66m (15' 10" x 12' 0") UPVC double glazed window to the front, a range of fitted wardrobes and vertical radiator.

Bedroom 2

3.78m x 3.07m (12' 5" x 10' 1") UPVC double glazed window to the rear and traditional radiator.

Bedroom 3

2.78m x 2.48m (9' 1" x 8' 2") UPVC double glazed window to the side and traditional radiator.

Bathroom

2.03m x 2.01m (6' 8" x 6' 7") 3 piece suite in white comprising WC, pedestal sink unit and bath with mains fed shower over. Heated towel rail, tiled flooring and obscured uPVC double glazed window to the side.

Outside

The front of the property is palisaded by brick wall with a paved driveway to the side. The low maintenance rear garden comprises a brick paved patio, a well maintained lawn, flower bed borders with a range of plants & shrubs, a timber build decking seating area with uncovered pergola and timber built shed. The garden is enclosed by wall & timber fencing with gated access to the side.