

Queens Road North, Eastwood, NG16 3LA

Offers Over £400,000



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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			
		<b>61</b>	<b>81</b>
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	



- Detached House
- 4 Double Bedrooms
- Spacious Lounge & Dining Room
- Modern Fitted Kitchen
- Utility & Downstairs WC
- Conservatory
- Driveway & Garage
- Landscaped Rear Garden

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 - 27604060

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



\*\*\* A HOME FIT FOR ROYALTY ON QUEENS ROAD NORTH! \*\*\* You will be amazed at this hidden gem on Queens Road North, tucked away behind a private boundary this impressive 4 BEDROOM period family home measures an impressive 139sq meters internally and is bursting with character, style and space. Presented to a very high standard of fit and finish this impressive home boasts 2 formal reception rooms, large conservatory, modern fitted kitchen with utility room and downstairs WC and to the first floor 4 generous bedrooms and a shower room. To match the internal space the property occupies a very generous plot with large established gardens, private driveway, detached TANDEM garage and a separate workshop located in the large garden. Added to all of these, and many more features the property is located only a short walk from Eastwood town centre and is very convenient for local schools, public transport, shops and access to road networks! So, there is absolutely no reason to not view this individual and amazing home, please call our team today to book your viewing!

#### Ground Floor

##### Entrance Hall

UPVC entrance door to the side, doors to the lounge, dining room and kitchen. UPVC double glazed windows the front and side, tiled floor, radiator, under stairs storage cupboard and stairs to the first floor.

##### Lounge

5.15m x 3.65m (16' 11" x 12' 0") UPVC double glazed bay window to the front, radiator, feature fireplace with inset electric fire and sliding patio doors to the conservatory.

##### Conservatory

4.33m x 2.29m (14' 2" x 7' 6") Brick and uPVC double glazed construction, tiled floor and French doors to the rear garden.

##### Dining Kitchen

4.65m x 3m (15' 3" x 9' 10") A range of matching wall and base units with worksurfaces incorporating an inset 1.5 bowl sink & drainer unit. Integrated appliances including waist height electric oven and microwave, and electric hob with extractor over. Ceiling spotlights, radiator, Karndean flooring, 2 uPVC double glazed windows to the side and rear, door to the utility room.

##### Utility Room

4.33m x 2.29m (14' 2" x 7' 6") A range of matching wall & base units with worksurface. Plumbing for washing machine, space for tumble dryer and fridge freezer. Karndean flooring, radiator, uPVC door to the rear and door to the WC.

##### WC

WC, Karndean wood effect flooring and ceiling spotlights.

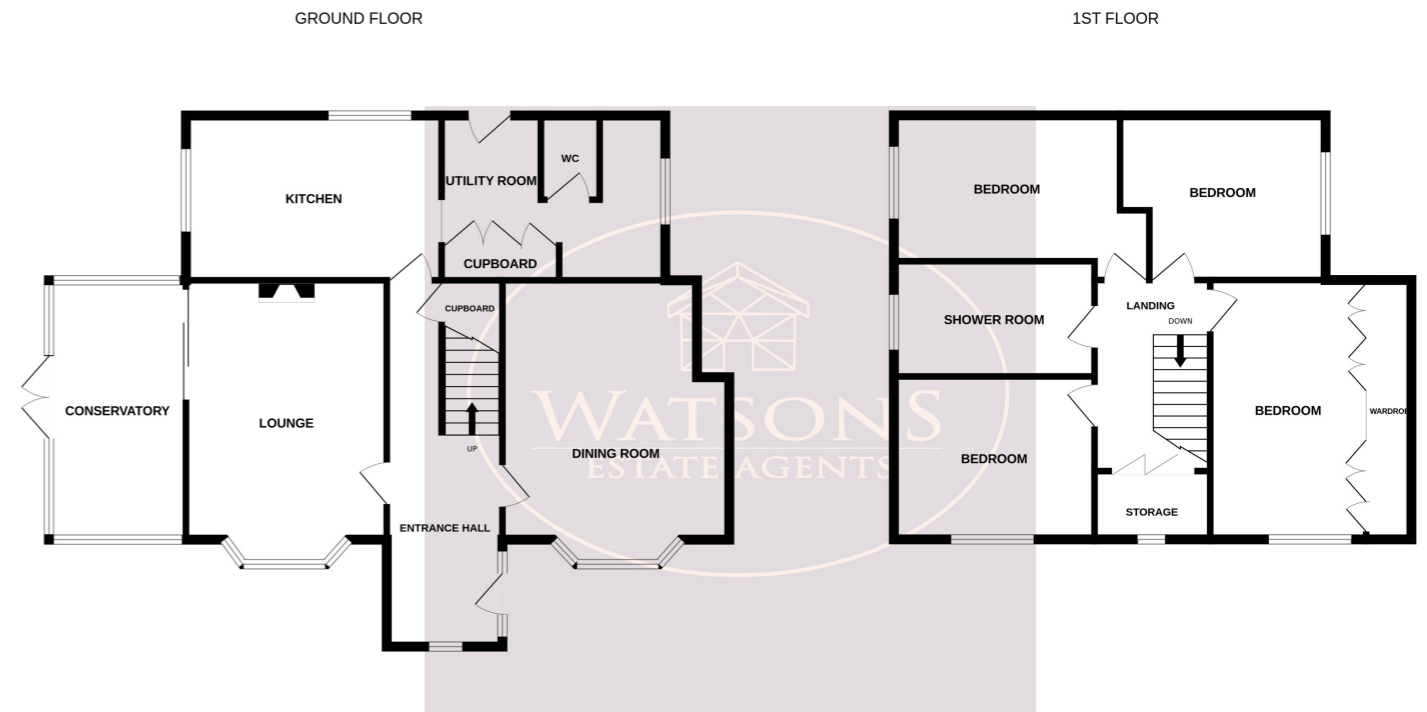
##### Dining Room

5.15m x 3.65m (16' 11" x 12' 0") UPVC double glazed bay window to the front, radiator and laminate wood flooring.

#### First Floor

##### Landing

Doors to all bedrooms and the shower room, built in storage cupboard.



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

4.57m x 3.66m (15' 0" x 12' 0") UPVC double glazed window to the front, radiator and fitted wardrobes.

##### Bedroom 2

3.65m x 2.98m (12' 0" x 9' 9") UPVC double glazed window to the front and radiator.

##### Bedroom 3

3.2m x 3.17m (10' 6" x 10' 5") UPVC double glazed window to the side, radiator, laminate wood flooring and fitted wardrobes.

##### Bedroom 4

3.21m x 3.21m (10' 6" x 10' 6") UPVC double glazed window to the side and radiator.

##### Shower Room

White 3 piece suite comprising wc, pedestal sink and shower cubicle with mains fed shower. Vertical radiator, ceiling spotlights, tiled floor, fully tiled walls and obscured uPVC double glazed window to the side.

##### Outside

The rear of the property is enclosed by brick walls, with double wooden gates opening to the paved driveway with space for multiple vehicles, leading to the tandem garage measuring 12.1m x 3.85m (39' 8" x 12' 8") and fitted with double doors, power and lighting. The front garden is enclosed by brick wall and timber fences and comprises turfed lawn and flower bed borders with a range of established plants and shrubs. The front garden opens to the extensive side garden enclosed by timber fencing and hedges to the perimeter and comprises paved patio, turfed lawn, flower bed borders with a range of plants, shrubs and trees and brick built workshop fitted with power and lighting.