

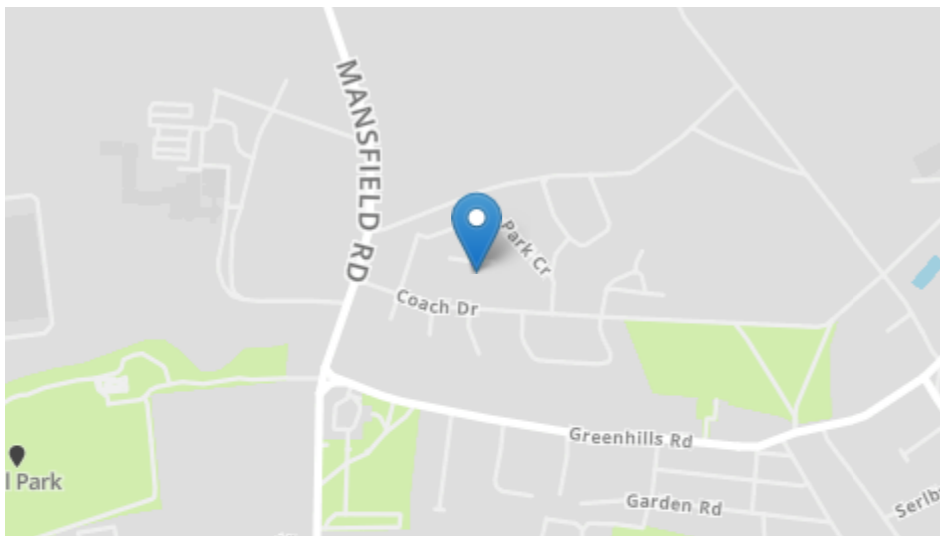
Thorpe Road, Eastwood, NG16 3DT

Offers Over £230,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	49	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



- Extended Semi Detached Bungalow
- 2 Bedrooms
- En Suite WC to Primary Bedroom
- Open Plan Dining Kitchen
- Newly Fitted Bathroom
- Formerly 3 Bedrooms
- Excellent Condition Throughout
- Low Maintenance Garden
- Good Off Street Parking
- Quiet Cul De Sac Location

Our Seller says....

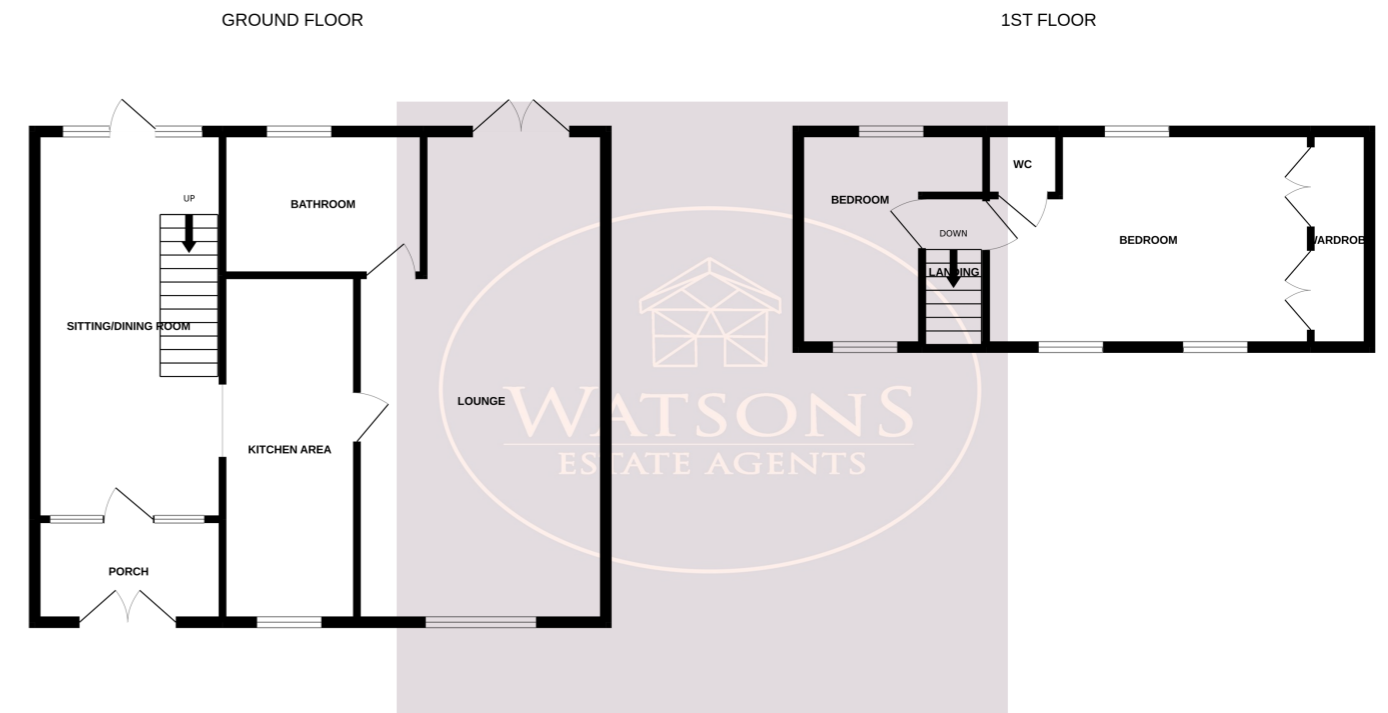
want to view?
 Call us on 0115 938 5577
 Our lines are open 8am - 8pm
 7 Days a week
 or email
 mail@watsons-residential.co.uk
 Ref - 27028387

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



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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***** ONE OF A KIND! ***** This converted & extended bungalow is absolutely immaculate throughout and offers much more space that you might expect. Upon entry, a porch leads into a versatile open space running off the kitchen. This gives access to a particularly spacious lounge diner and bathroom, whilst upstairs, the 2 bedrooms (en suite to primary bedroom) also have good built in storage. Outside, is very low maintenance with a tarmac driveway to the front providing good off street parking and the south-facing paved rear has the most amazing insulated summer house which has been converted into a bar. A recently laid composite decked patio makes this a really pleasant space to enjoy. Located on a cul de sac just outside Eastwood Town Centre, you have seclusion, but easy access to a wide range of amenities. Call Watsons now to arrange a viewing.

Ground Floor

Porch

UPVC double glazed French doors to the front, tiled flooring and door to the dining kitchen.

Dining Area

5.97m x 2.88m (19' 7" x 9' 5") 2 uPVC double glazed windows to the rear, tiled flooring and stairs to the first floor. Radiator and door to the rear garden.

Lounge

7.68m (3.89m min) x 3.89m (25' 2" x 12' 9") UPVC double glazed bay window to the front, wooden fire place surround with inset electric fire, 2 radiators, French doors to the rear garden and door to the bathroom.

Kitchen

5.36m x 2.1m (17' 7" x 6' 11") A range of matching high gloss wall & base units, work surfaces incorporating a one & a half bowl ceramic sink & drainer. Integrated electric oven & hob with extractor over. UPVC double glazed windows to the front and side. Tiled flooring, vertical radiator, door to the lounge and open plan to the dining area.

Bathroom

4 piece suite in white comprising WC, vanity sink unit, freestanding rolled top bath and corner shower. Obscured uPVC double glazed window to the rear, ceiling spotlights, extractor fan and radiator.

First Floor

Landing

Doors to both bedrooms.

Primary Bedroom

5.05m x 3.35m (16' 7" x 11' 0") 2 uPVC double glazed windows to the front, uPVC double glazed window to the rear, a range of fitted wardrobes housing the combination boiler. Radiator, ceiling spotlights and door to the en suite.

En Suite

WC and wall mounted sink.

Bedroom 2

3.31m x 1.89m (10' 10" x 6' 2") UPVC double glazed windows to the front & rear, radiator and eaves recess.

Outside

To the front of the property is a tarmac driveway providing ample off road parking and flower bed borders with a range of plants & shrubs. The low maintenance South facing rear garden offers a good level of privacy and includes the converted summer house which is currently enjoyed as an authentic bar for socialising. Paved and recently laid composite decking patios and a covered pergola make this garden almost maintenance free. It is enclosed by timber fencing to the perimeter with gated access to the side.