

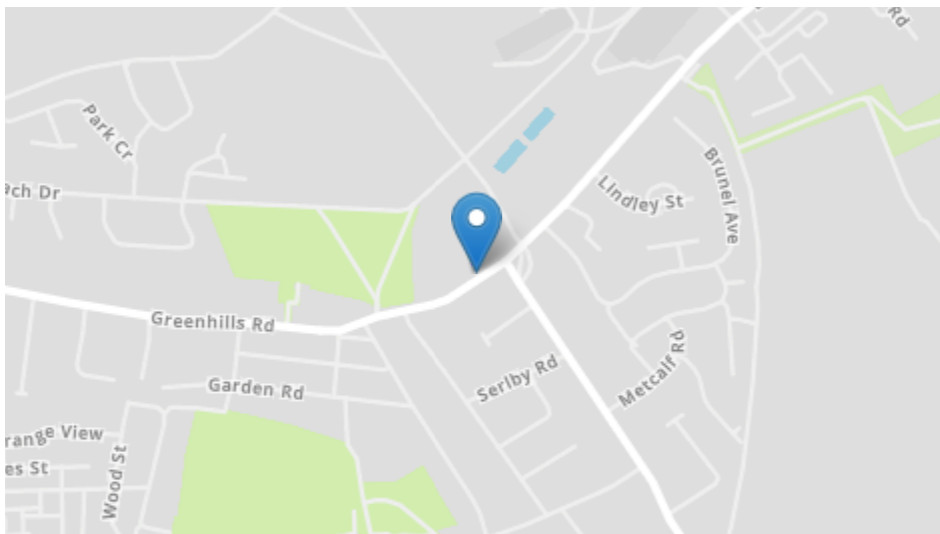
Lower Beauvale, Newthorpe, Nottingham, NG163PY

Offers Over £325,000



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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	54	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



- Detached 18th Century Cottage
- 3 Bedrooms
- 2 Reception Rooms
- Driveway & Garage
- Short Drive To Eastwood Town Centre
- Character & Charm Throughout
- Corner Plot
- Highly Sought After 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 - 26546548

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



***** INTRODUCING PEARTREE COTTAGE ***** A picturesque character cottage in a popular location with extensive views, character features and refurbished to a high standard. A wonderful, character cottage built in 1760, with two storey extension built in the 1980's, which has been fully refurbished to a High Standard throughout. Bursting with character and quality the property has solid oak floors to the Lounge and Dining Room, together with exposed beams to the ceilings in both rooms. The property in brief comprises; to the ground floor two reception rooms and a fitted solid oak kitchen, to the first floor are three bedrooms and a family bathroom. To the outside an extensive enclosed garden with driveway providing off road parking and giving access to the detached garage. Lower Beauvale is a highly sought after location in close proximity to Colliers Wood as well as local amenities including shops, schools, bus routes and road link

Ground Floor

Entrance Hall

Entrance door to the front and door to the dining room. Stairs to the first floor.

Dining Room

3.81m x 3.5m (12' 6" x 11' 6") UPVC double glazed windows to the front and rear, radiator, ceiling beams, storage cupboard, solid oak flooring and doors to the lounge, kitchen and under stairs storage.

Lounge

4.59m x 3.89m (15' 1" x 12' 9") UPVC double glazed window to the front and rear, uPVC double glazed window to the side, ceiling beams, solid oak flooring, ceiling spotlights, feature Inglenook fireplace with newly fitted multi fuel wood burner. French doors leading to the garden.

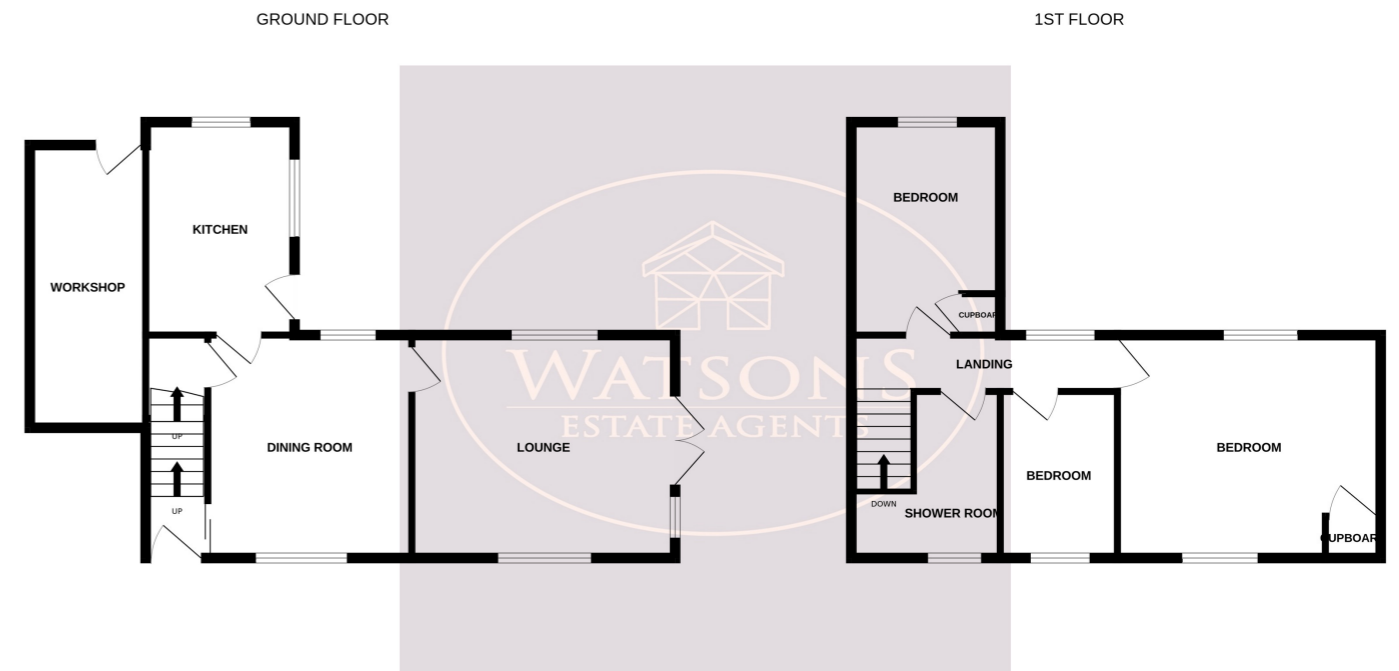
Dining Kitchen

3.6m x 2.5m (11' 10" x 8' 2") A range of matching wall & base units with under plinth heating and work surfaces with inset ceramic sink. Space for Range style cooker with extractor over. Integrated appliances to include: fridge and dishwasher. Tiled flooring, ceiling spotlights, , uPVC double glazed windows to the rear & side and door to the side.

First Floor

Landing

4.53m x 0.92m (14' 10" x 3' 0") UPVC double glazed window to the rear and doors to all bedrooms & shower room.



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

4.48m x 3.85m (14' 8" x 12' 8") UPVC double glazed windows to the front & rear, storage cupboard, solid oak flooring and radiator.

Bedroom 2

3.63m x 2.52m (11' 11" x 8' 3") UPVC double glazed window to the rear, storage cupboard, solid oak flooring and radiator.

Bedroom 3

2.84m x 2.0m (9' 4" x 6' 7") UPVC double glazed window to the front, solid oak flooring and radiator.

Shower Room

2.76m x 2.43m (9' 1" x 8' 0") 3 piece suite comprising WC, wall mounted sink and walk in rainfall shower with Travertine tiles. Heated towel rail, heated mirror, extractor fan and obscured uPVC double glazed window to the front.

Outside

To the front of the property are a range of mature plants & shrubs. The enclosed private rear garden comprises a gravel patio, flower bed borders with a range of mature plants & shrubs, turfed lawn and single garage measuring 5.54m x 2.72m incorporating plumbing for washing machine and Belfast sink, with double wooden doors and side window and door. Other features include an enclosed garden patch, outside stone built fireplace and garden shed. Separate workshop measuring 4.77m x 1.98m (15' 8" x 6' 6") with light and power. The gravelled driveway provides ample off road parking, secured by double wooden gates and is accessed off Kirby Road.