

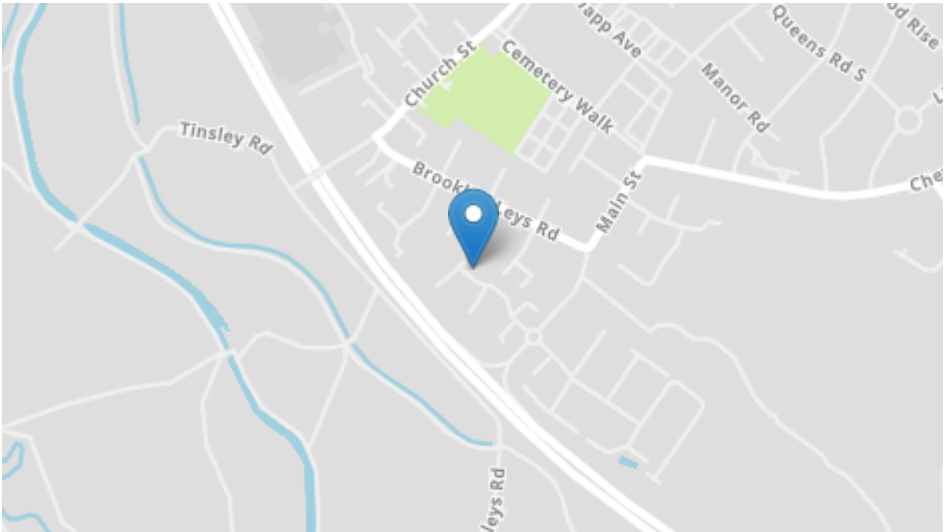
Stephenson Road, Eastwood, Nottingham, NG16 3UD

Guide Price £220,000



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		96
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



- Town House
- 3 Bedrooms
- Open Plan Dining Kitchen
- Spacious Lounge
- Ground Floor WC
- En Suite to Primary Bedroom
- Allocated Parking
- Beautifully Presented Throughout

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 - 29799203

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



*** GUIDE PRICE £220,000 - £230,000 *** EVEN BETTER THAN NEW! *** Looking for your first home? Look no further than this SHOW HOME STANDARD, mid town house built in 2021 which is sure to tick all of your boxes! The current owners have very tastefully upgraded this house and created a home to be proud of. Accommodation to the ground floor in brief comprises; entrance hall, ground floor WC, spacious lounge and open plan dining kitchen. To the first floor are three bedrooms, family bathroom and en suite shower room. To the rear, the low maintenance garden with decorate pergola and patio area provides the perfect spot for summer BBQ's. Stephenson Road is located just half a mile from Eastwood Town centre, which has a wide range of shops & amenities & is served by regular public transport including the Trent Barton Rainbow One. The A610 & Junction 26 of the M1 motorway are also just a short drive away. For those with children, the development features a children's playground. We LOVE this house & so will you! Call our team today to arrange your viewing! 01159385577 Option 2.

Ground Floor

Entrance Hall

UPVC entrance door with Eufy door camera, door to lounge and WC.

WC

Obscured uPVC double glazed window to the front, pedestal sink & wc.

Lounge

5.63m x 4.38m (18' 6" x 14' 4") UPVC double glazed window to the front, stairs to first floor, carpet flooring, Nest thermostat, radiator and door to dining kitchen.

Dining Kitchen

4.38m x 3.15m (14' 4" x 10' 4") A range of matching wall and base units with worksurfaces incorporating a stainless steel sink & drainer unit. AEG integrated appliances including gas hob, double oven, fan extractor, incorporated dishwasher, washing machine and fridge freezer. UPVC double glazed window to the rear, laminate wood flooring, understairs storage cupboard containing internet point connection & storage shelves, radiator and French doors to the rear garden.

First Floor

Landing

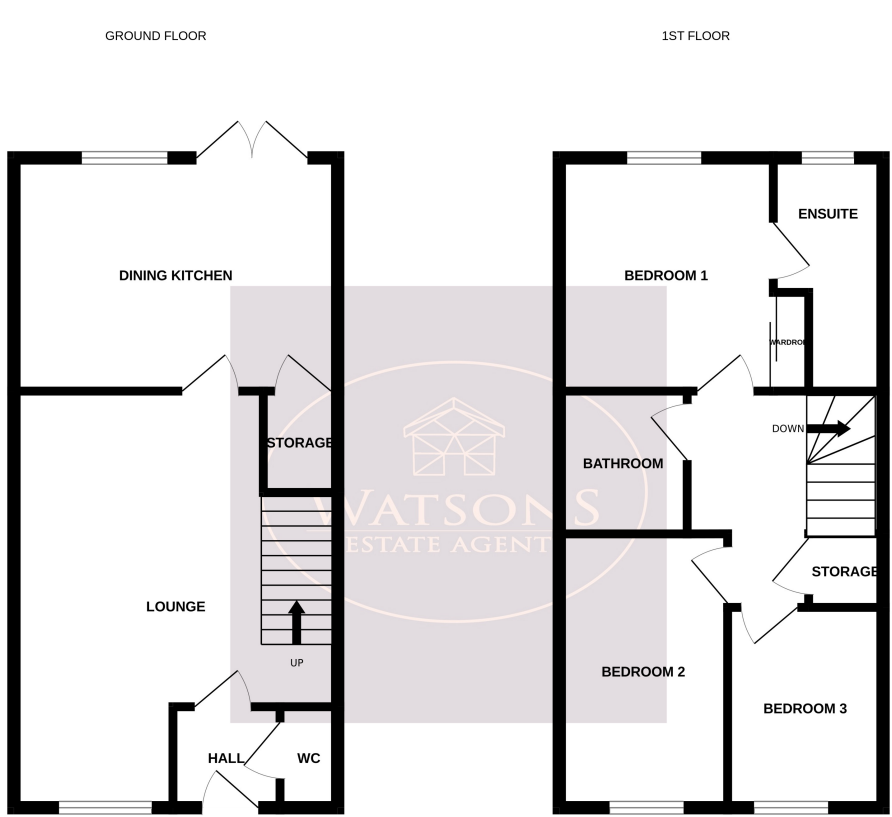
Doors to all bedrooms, bathroom and storage cupboard.

Bedroom 1

3.15m x 2.90m (10' 4" x 9' 6") UPVC double glazed window to the rear, radiator, built in double wardrobe with mirror doors & wooden shelves and door to ensuite.

En Suite

White three piece suite comprising wc, pedestal sink and mains fed cubicle shower. Obscured uPVC double glazed window to the rear, chrome heated towel rail and ceiling spotlights.



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.
Made with Metropix 02/2026

Bedroom 2

3.70m x 2.27m (12' 2" x 7' 5") UPVC double glazed window to the front and radiator.

Bedroom 3

2.70m x 2.03m (8' 10" x 6' 8") UPVC double glazed window to the front and radiator.

Outside

To the rear is a low maintenance garden mainly laid to lawn with a slabbed patio area with timber pergola over, flower bed boarders, timber fence perimeter and timber gate leading to the rear. Adjacent to the property are 2 allocated parking spaces . Other benefits include an e car charging point. To the front of the property are decorative slate beds with a range of plants & shrubs.

AGENT NOTE

AGENT NOTE: The seller has provided us with the following information; the boiler is 4 years old and was last serviced in October 2025.