

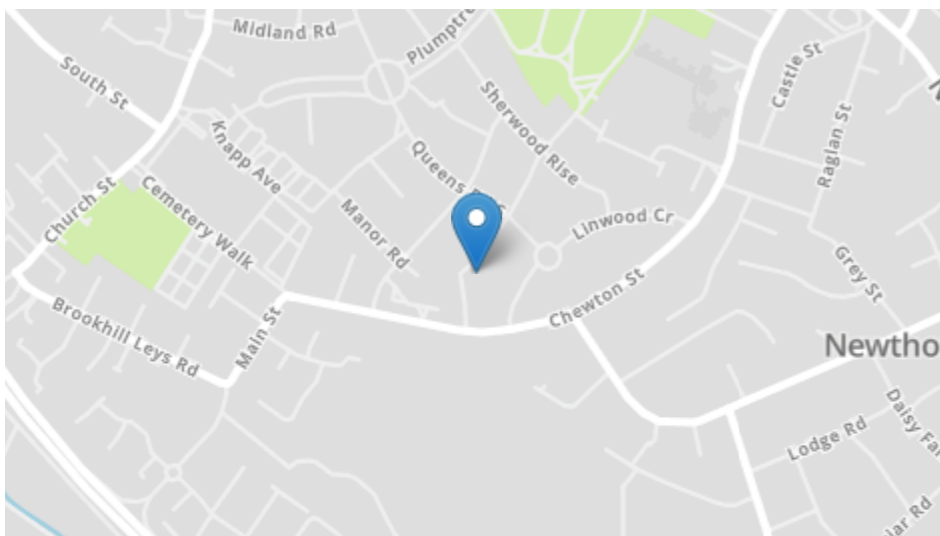
32 Seymour Road, Eastwood, NG16 3NA

Offers Over £180,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		89
(81-91)	<b>B</b>	82	
(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			
England, Scotland & Wales		EU Directive 2002/91/EC	



- Semi Detached House
- 3 Bedrooms
- 2 Reception Rooms
- Utility & Downstairs WC
- Private West Facing Garden
- Driveway
- Beautiful Established Garden
- Excellent Road & Public Transport Links

Our Seller says....

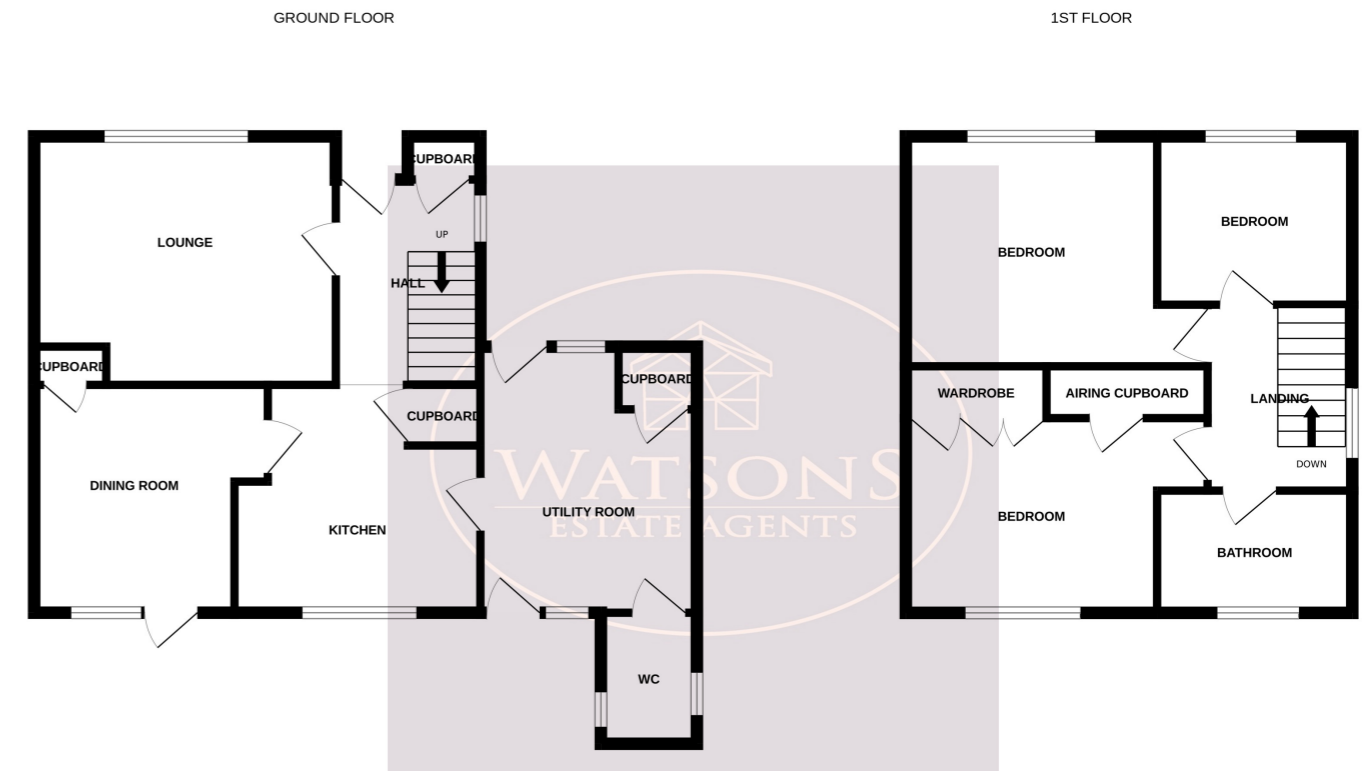
want to view?  
 Call us on 0115 938 5577  
 Our lines are open 8am - 8pm  
 7 Days a week  
 or email  
 mail@watsons-residential.co.uk  
 Ref - 26267984

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

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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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\*\*\* LOOKING FOR YOUR FIRST FAMILY HOME? \*\*\* This well presented 3 bedroom semi detached is located close to good primary schools, bus routes & amenities making it an ideal choice as a family home. The property in brief comprises to the ground floor; entrance hall, lounge, dining room, fitted kitchen, utility room and WC. On the first floor, the landing gives access to three bedrooms and the family bathroom which is fitted with a three piece bathroom suite. Outside, the property sits on a generous plot with beautifully established gardens to the front and rear. Double gates lead to a block paved driveway providing ample off road parking and sufficient space for a motorhome/caravan. Seymour Road is less than 1 mile from Eastwood Town Centre which offers a wide range of shops, cafes, bars and public services including a vets, doctors & dentists. Transport links are excellent with regular buses run from Nottingham Road to Kimberley, Alfreton & Nottingham City Centre amongst other destinations.

## Ground Floor

### Entrance Hall

Entrance door to the front, stairs to the first floor, storage cupboard, door to the lounge and open access to the kitchen.

### Lounge

4.31m x 3.56m (14' 2" x 11' 8") UPVC double glazed window to the front, radiator and stone fireplace surround & hearth with inset gas fire.

### Dining Room

3.35m (2.87m min) x 2.7m (11' 0" x 8' 10") Storage cupboard, radiator and uPVC double glazed French doors leading to the rear garden.

### Kitchen

3.39m x 3.27m (11' 1" x 10' 9") A range of matching wall & base units, wooden work surfaces incorporating a stainless steel sink & drainer unit. Integrated appliances to include: electric oven & hob with extractor over, fridge and dishwasher. Storage cupboard, uPVC double glazed window to the rear, ceiling spotlights, vertical radiator and door to the utility room.

### Utility Room

3.81m x 3.1m (12' 6" x 10' 2") Wall & base units, work surfaces incorporating a stainless steel sink & drainer unit. Wood effect laminate flooring, plumbing for washing machine, uPVC double glazed window to the front and doors to the WC, front and rear garden.

### WC

WC.

## First Floor

### Landing

UPVC double glazed window to the side and doors to all bedrooms and bathroom.

### Bedroom 1

3.63m (4.44m max) x 2.72m (11' 11" x 8' 11") UPVC double glazed window to the rear, fitted wardrobes, storage cupboard and radiator.

### Bedroom 2

3.57m (4.46m max) x 3.31m (11' 9" x 10' 10") UPVC double glazed window to the front and radiator.

### Bedroom 3

2.67m x 2.4m (8' 9" x 7' 10") UPVC double glazed window to the front and radiator.

### Bathroom

2.65m x 1.74m (8' 8" x 5' 9") 3 piece suite in white comprising WC, pedestal sink unit and bath with shower over. Chrome heated towel rail, extractor fan and obscured uPVC double glazed window to the rear.

### Outside

To the front of the property, a block paved driveway provides ample off road parking and is enclosed by hedge borders to the perimeter and wrought iron gates to the front. The West facing rear garden offers a good level of privacy and comprises a paved patio, steps down to a well maintained lawn, flower bed borders with a range of mature trees & shrubs and timber built shed. The garden is enclosed by hedge borders to the perimeter.