

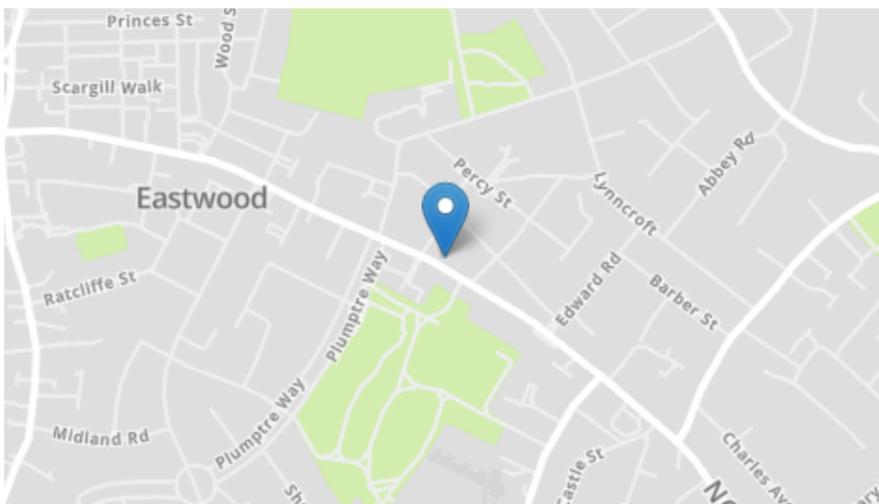
Nottingham Road, Eastwood, NG16 3GJ

£300,000



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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			
		58	75
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	



- Detached Character Property
- Two Double Bedrooms
- Two Reception Rooms
- Dining Kitchen
- Garden Room & Conservatory
- Spacious Four Piece Bathroom Suite
- Original Features Throughout
- Enclosed Large Rear Garden
- Generous Private Off Road Parking
- No Upward Chain

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 - 29899259

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



\*\*\* FULL OF CHARM AND CHARACTER IN THE HEART OF EASTWOOD! \*\*\* This substantial detached character property offers a wonderful blend of original features and generous living space, making it a truly unique home. Ideally located within walking distance of Eastwood town centre, the property also benefits from excellent road and transport links including the M1 and A610, while being within a desired school catchment area. Offered to the market with NO UPWARD CHAIN, this is a fantastic opportunity to acquire a home full of charm and potential. The accommodation comprises a welcoming entrance hall leading to two spacious reception rooms, both boasting original features including beamed ceilings, creating warm and characterful living spaces. The dining kitchen offers a range of fitted units and access to a useful pantry, while to the rear of the property is a large garden room providing versatile additional living space, along with a conservatory overlooking the garden. There is also the benefit of a ground floor WC and a useful office area, ideal for those working from home. To the first floor there are two double bedrooms, both with original fireplaces, along with a spacious four piece family bathroom fitted with bath and separate shower, offering comfort and practicality. Externally, the property enjoys a large enclosed rear garden with patio seating areas, lawned sections, established borders, greenhouse and shed, creating a fantastic outdoor space with plenty of privacy. To the front there is generous private off road parking accessed via timber gates, along with an attractive garden frontage. Offering character, space and a highly convenient location, this beautiful home is perfect for buyers looking for something a little different with plenty of charm. Early viewing is highly recommended to fully appreciate everything this unique property has to offer. 01154 938 5577 (Option 2)

#### Ground Floor

##### Entrance Hall

Composite entrance door, stairs to the first floor and doors to lounge and dining room.

##### Lounge

3.97m x 3.64m (13' 0" x 11' 11") UPVC double glazed window to the front, feature fireplace, radiator, beamed ceiling and door to kitchen.

##### Dining Room

3.94m x 3.72m (12' 11" x 12' 2") Two uPVC double glazed window to the rear and front, radiator, feature fireplace, beamed ceiling, fitted storage units, and door to dining kitchen.

##### Dining Kitchen

A range of wall and base units incorporating an inset sink & drainer unit. Integrated appliances including range cooker, uPVC double glazed window to the side, understairs storage room, beamed ceilings, cushion flooring, partially tiled walls, door to pantry, open access to garden room and door to conservatory.

##### Garden Room

6.24m x 2.5m (20' 6" x 8' 2") UPVC double glazed windows to the rear, radiator, sliding patio door, storage cupboard, door to WC, cushion flooring, and open access to the office area.

##### WC

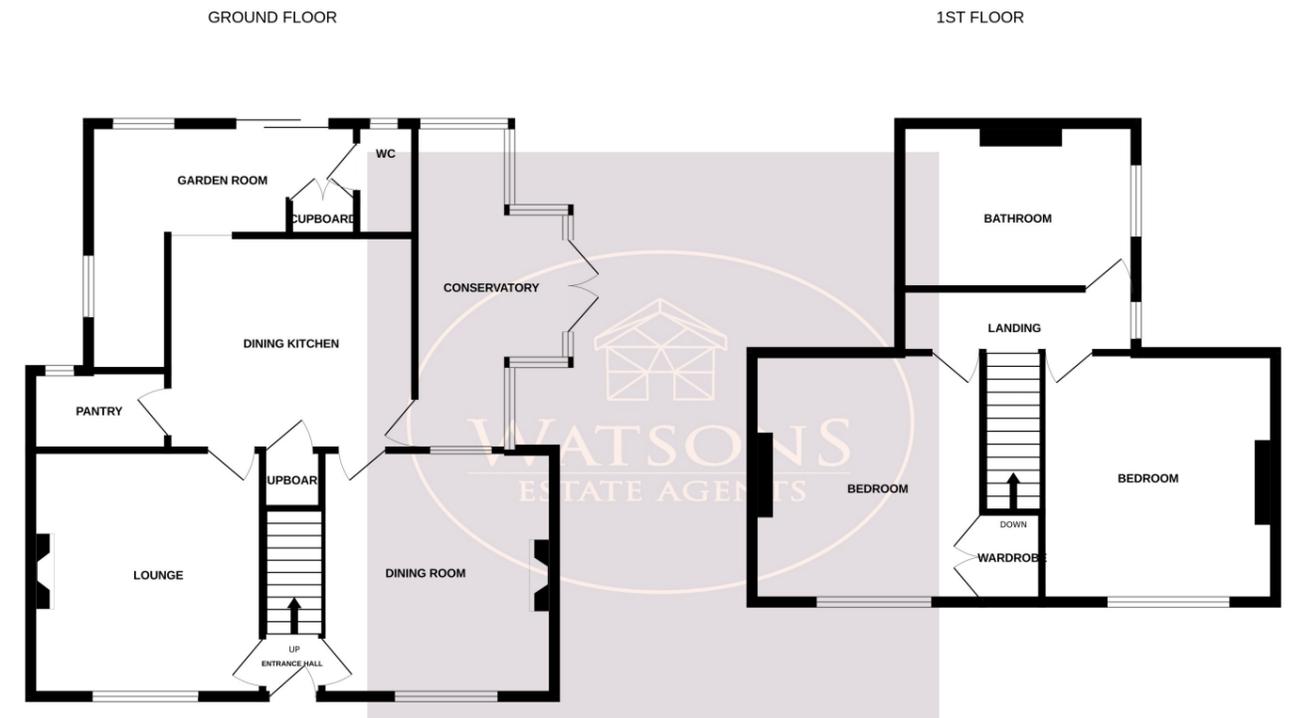
WC, radiator, obscured uPVC double glazed window to the rear, cushion flooring and partially tiled walls.

##### Office Area

2.63m x 1.51m (8' 8" x 4' 11") UPVC double glazed window to the side, radiator and built in storage.

##### Conservatory

UPVC double glazed windows to the rear and sides, cushion flooring and uPVC French doors to the rear.



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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#### First Floor

##### Landing

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

##### Bedroom 1

3.97m x 3.65m (13' 0" x 12' 0") UPVC double glazed window to the front, storage cupboard, radiator and original fireplace.

##### Bedroom 2

3.94m x 3.73m (12' 11" x 12' 3") UPVC double glazed window to the front, radiator and original fireplace.

##### Bathroom

3.68m x 2.60m (12' 1" x 8' 6") White four piece suite comprising wc, vanity sink with storage under, panel bath and mains fed cubicle shower. UPVC double glazed window to the side, chrome heated towel rail, wall mounted radiator, partially tiled walls and laminate wood flooring.

##### Outside

To the front of the property are double timber gates giving access to tarmac off road parking, and a single timber gate. To the rear of the tarmac parking area with a timber gate giving access to the rear garden, to the side is a timber gate to the front garden, with paved pathway to entrance door, and a turfed lawn with flower bed borders with a range of well established plants and shrubbery. The rear garden features a paved patio area, with a raised bricked to the side, brick steps leading to multiple artificial turfed lawn area, raised brick flower beds with a range of well established plants and shrubbery, and a raised gravel area with greenhouse & timber shed. The garden is palisaded by timber fencing and well established hedges.

#### \*\*\* AGENT NOTE \*\*\*

AGENT NOTE: The seller has provided us with the following information: the gas boiler is located in the boiler cupboard and is approximately five years old.