

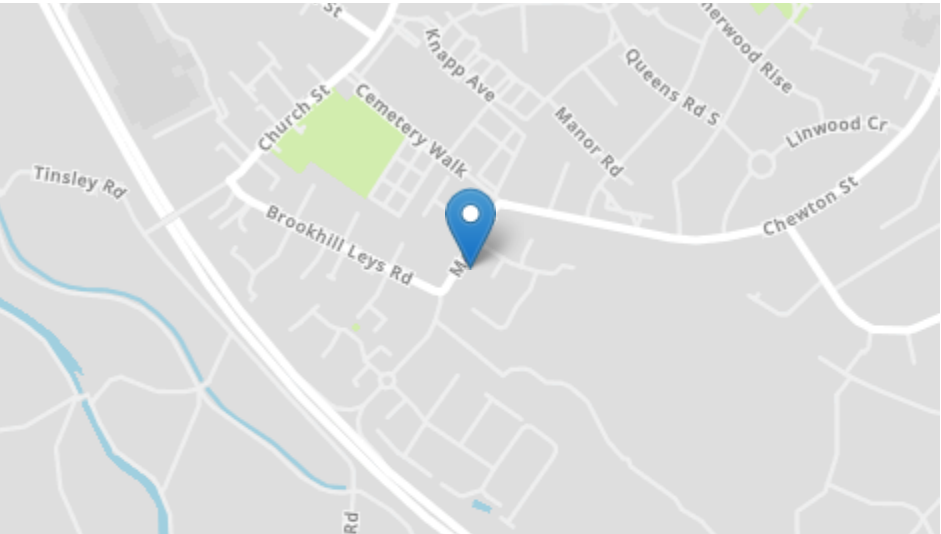
Main Street, Eastwood, NG16 3JH

Guide Price £240,000



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	70	84
England, Scotland & Wales		EU Directive 2002/91/EC



- Extended Semi Detached Family Home
- 4 Bedrooms
- Separate Lounge & Dining Room
- Fitted Kitchen
- Downstairs WC & Family Bathroom
- Landscaped Rear Garden
- Driveway
- Walking Distance to Schools & Amenities
- Excellent Road & Public Transport Links
- 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 - 28533605

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 £240,000 - £250,000 *** THE MAIN REASON TO LOOK AT MAIN ROAD IS THE SPACE! *** Boasting FOUR bedrooms and an extended living space to the ground floor, this charming home will please those looking for space for a growing family. Comprising internally of a spacious lounge, dining room, kitchen and conservatory. To the first floor are four bedrooms with a master en-suite and family bathroom. To the outside is a private driveway and to the rear a private and enclosed garden. With great access to the road networks nearby and offered for sale with NO UPWARD CHAIN an early internal inspection is a must to fully appreciate all that this lovely home has to offer! Call us today to book your viewing.

Ground Floor

Entrance Hall

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

Dining Room

4.1m x 3.19m (13' 5" x 10' 6") UPVC double glazed bay window to the front, built in storage cupboard, radiator and feature fireplace with inset electric fire.

Kitchen

5.08m x 3.35m (16' 8" x 11' 0") A range of matching wall & base units with worksurfaces incorporating an inset sink & drainer unit. Space for range cooker with extractor over. Tiled floor, partly tiled walls, wall mounted combination boiler, radiator, 2 uPVC double glazed windows to the rear doors to the lounge, wc and conservatory.

Lounge

5.86m x 3.77m (19' 3" x 12' 4") UPVC double glazed bay window to the front, feature fireplace with inset electric fire, radiator, ceiling spotlights and uPVC double glazed sliding patio door to the rear.

Conservatory

5.08m x 2.67m (16' 8" x 8' 9") Wooden double glazed windows to the rear and sides. Tiled floor and wooden double glazed door to the rear garden.

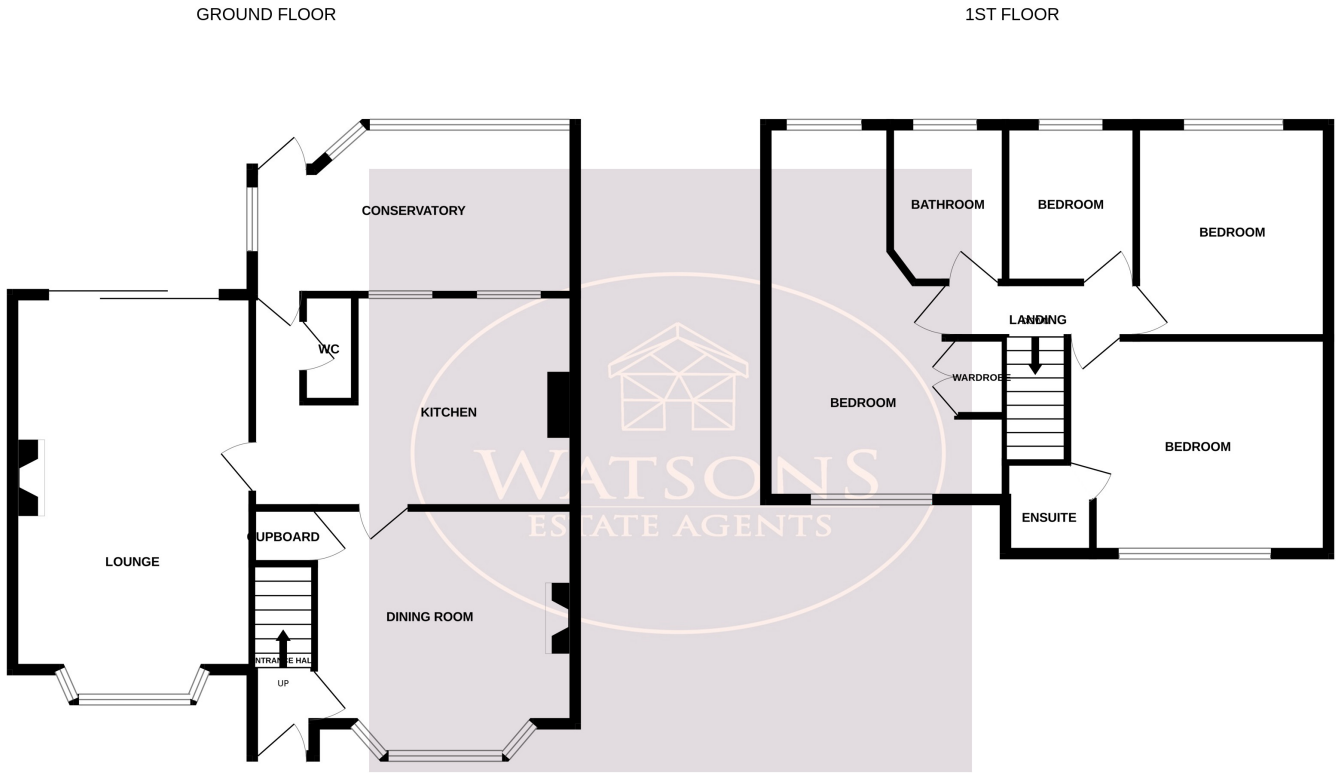
WC

WC and wall mounted sink unit.

First Floor

Bedroom 1

4.07m x 3.35m (13' 4" x 11' 0") UPVC double glazed window to the front, radiator and door to the en suite.



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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En Suite

Tiled floor, fully tiled walls and shower cubicle with electric shower.

Bedroom 2

5.99m x 3.76m (19' 8" x 12' 4") UPVC double glazed windows to the front and rear, radiator, ceiling spotlights and fitted wardrobe.

Bedroom 3

3.35m x 3.04m (11' 0" x 10' 0") UPVC double glazed window to the rear and radiator.

Bedroom 4

2.4m x 1.9m (7' 10" x 6' 3") UPVC double glazed window to the rear and radiator.

Bathroom

White 3 piece suite comprising wc, vanity sink unit and panelled bath. Ceiling spotlights, radiator, partly tiled walls and obscured uPVC double glazed window to the rear.

Outside

To the front of the property is a tarmacadam driveway providing off road parking, and turfed lawn. The landscaped rear garden is enclosed by timber fencing to the perimeter with gated access to the side and comprises timber shed, tarmacadam patio with concrete path leading to a raised timber decking area and turfed lawn.