

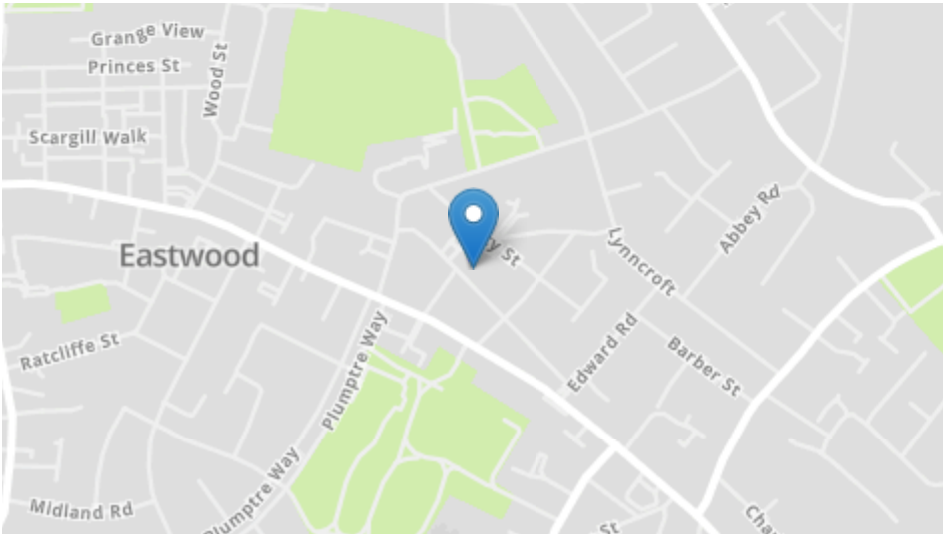
Three Tuns Road, Eastwood, NG16 3EJ

£350,000



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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		
	66	76
England, Scotland & Wales	EU Directive 2002/91/EC	



- Detached Family Home
- 4 Bedrooms
- 2 Reception Rooms
- Downstairs WC & Utility Room
- En Suite & Family Bathroom
- Off Road Parking & Garage
- Private Rear 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 - 29104444

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



*** ROOM FOR ALL THE FAMILY *** A spacious four bedroom detached family home located in the popular town of Eastwood. Features include two reception rooms, a downstairs WC, two bathrooms, utility room, and a garage. Briefly comprising; entrance hallway, downstairs WC, lounge, dining room, breakfast kitchen, utility room, garage. To the first floor, four bedrooms, including a wet room off the primary room, and bathroom. Outside, there is a driveway and garage to the front, and a private and generous rear garden. Located on the outskirts of Eastwood, there are excellent nearby transport links including regular bus routes to Nottingham. The town centre caters for all day to day amenities, and favoured schools are within easy reach. Contact Watsons to arrange a viewing.

*** AGENT NOTE ***

Agents Note: The seller has provided us with the following information; It is gas central heating, the boiler is located in the garage, is six years old and was last serviced in June 2025.

Ground Floor

Entrance Hall

Entrance door to the front, radiator and doors to the WC, dining room and garage.

WC

WC, pedestal sink unit, radiator and obscured uPVC double glazed window to the front.

Lounge

4.48m x 4.45m (14' 8" x 14' 7") Feature brick built fire place with inset space for fire, radiator, wood effect laminate flooring and French doors to the rear garden.

Dining Room

7.05m x 3.71m (23' 2" x 12' 2") UPVC double glazed window to the front, stairs to the first floor, wood effect laminate flooring and doors to the breakfast kitchen and French doors to the lounge.

Breakfast Kitchen

5.27m x 4.47m (17' 3" x 14' 8") A range of matching wall & base units, work surfaces incorporating an inset sink & drainer unit. Space for cooker, plumbing for washing machine & dishwasher. Tiled flooring, uPVC double glazed window to the rear, ceiling spotlights, radiator and door to the rear garden. Door to the utility room.

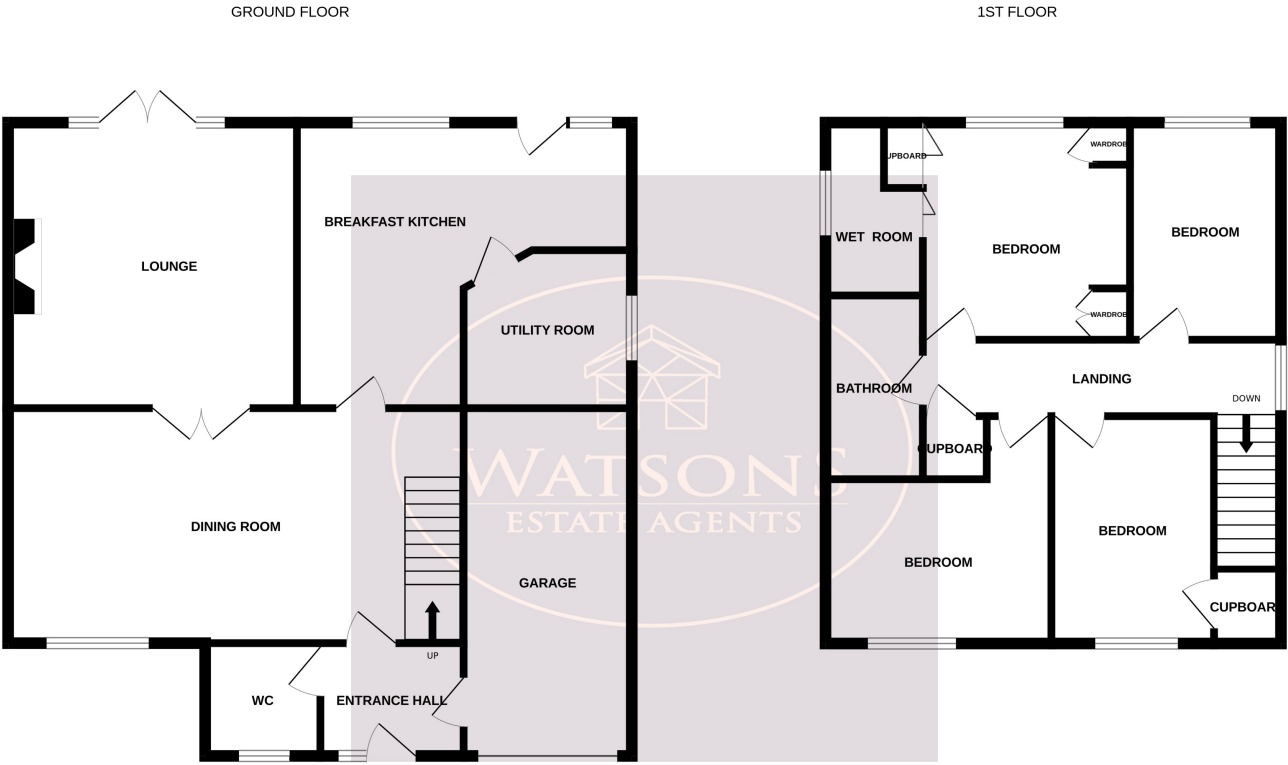
Utility Room

2.43m x 2.41m (8' 0" x 7' 11") A range of matching wall & base units. Obscured uPVC double glazed window to the side.

First Floor

Landing

UPVC double glazed window to the side, airing cupboard, access to the attic (partly boarded) and radiator. Doors to all bedrooms and bathroom.



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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Primary Bedroom

3.28m x 3.22m (10' 9" x 10' 7") UPVC double glazed window to the rear, fitted wardrobe, radiator and door to the en suite.

En Suite

3 piece suite in white comprising WC, vanity sink unit and shower cubicle. Obscured uPVC double glazed window to the front.

Bedroom 2

3.74m x 3.56m (12' 3" x 11' 8") UPVC double glazed window to the front and radiator.

Bedroom 3

3.68m x 2.48m (12' 1" x 8' 2") UPVC double glazed window to the front, fitted wardrobe and radiator.

Bedroom 4

3.23m x 2.24m (10' 7" x 7' 4") UPVC double glazed window to the rear and radiator.

Bathroom

3 piece suite in white comprising WC, vanity sink unit and bath with shower over. Obscured uPVC double glazed window to the rear and radiator.

Outside

To the front of the property, a block paved driveway provides ample off road parking leading to the garage with up & over door and power. The West facing rear garden comprises a paved patio seating area, turfed lawn, timber built summer house, flower bed borders with a range of mature shrubs and trees and is enclosed by hedge borders to the perimeter with gated access to the side.