

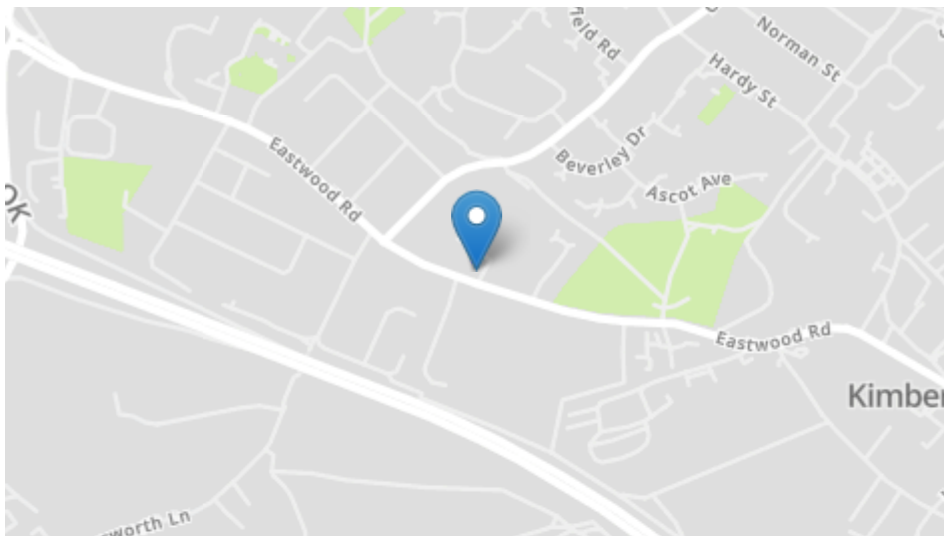
Eastwood Road, Kimberley, NG16 2HZ

£240,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		86
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	66	
(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
- Recently Fitted Kitchen & Bathroom
- Utility Room
- Sun Room
- Favoured Schools Catchment
- Excellent Road & Public Transport Links
- Walking Distance To Kimberley Town Centre

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 - 26925175

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





\*\*\* JUST UN PACK & SIT BACK \*\*\* This bay fronted semi detached home is beautifully presented throughout and would be an excellent choice for buyers looking to take the next step on the ladder. The property in brief comprises, to the ground floor; entrance porch, hall, lounge with bay window, open plan dining room and newly fitted kitchen, to the rear a sun room and utility room. To the first floor a landing giving access to three bedrooms and a newly fitted bathroom. To the outside an enclosed front garden with potential to create off road parking and to the rear an enclosed low maintenance garden with summer house to the rear. Ideally located between Kimberley Town Centre & Giltbrook retail park, with a wealth of amenities on your doorstep, wide range of shops, amenities and public services. Hollywell primary School and the Kimberley School are both within walking distance making this a great choice for families. Nearby transport links include the rainbow 1 bus services which runs regularly from Eastwood wood and the A610 is just a short drive away, making this home ideal for buyers looking for comfort and convenience.

## Ground Floor

### Porch

1.98m x 1.0m (6' 6" x 3' 3") UPVC double glazed French doors to the front and door to the entrance hall.

### Entrance Hall

3.73m x 1.98m (12' 3" x 6' 6") Stairs to the first floor, under stairs storage housing the Baxi combination boiler and doors to the lounge and dining kitchen.

### Lounge

3.94m x 3.66m (12' 11" x 12' 0") UPVC double glaze bay window to the front and radiator.

### Dining Kitchen

5.72m x 3.62m (18' 9" x 11' 11") A range of matching wall & base units, wooden work surfaces incorporating an inset sink & drainer unit. Integrated appliances to include: electric oven & hob with extractor over. Plumbing for dishwasher, ceiling spotlights, radiator and wood effect laminate flooring. UPVC double glazed window to the side and uPVC double glazed French doors leading to the rear garden. Doors to the entrance hall and door to the conservatory.

### Conservatory

3.83m x 2.48m (12' 7" x 8' 2") Brick & uPVC double glazed construction. Door to the utility room and doors to the front and rear.

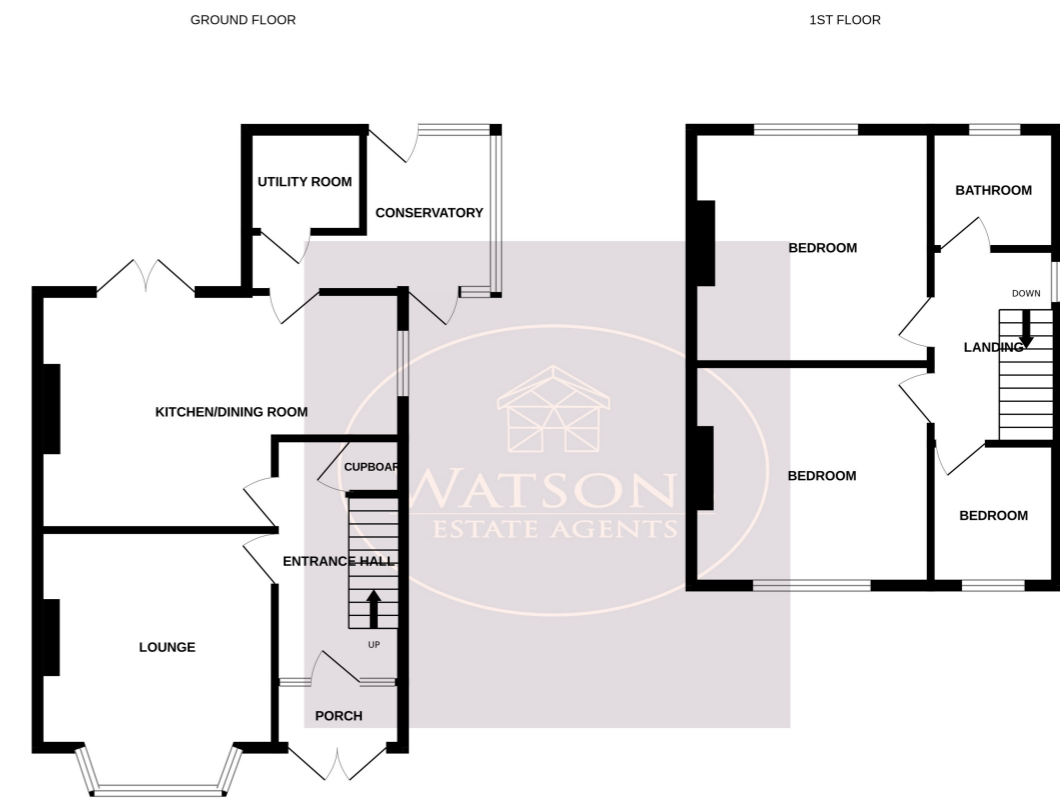
### Utility Room

1.81m x 1.56m (5' 11" x 5' 1") Plumbing for washing machine.

## First Floor

### Landing

UPVC double glazed window to the side and 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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### Bedroom 1

3.68m x 3.62m (12' 1" x 11' 11") UPVC double glazed window to the rear and radiator.

### Bedroom 2

3.67m x 3.34m (12' 0" x 10' 11") UPVC double glazed window to the front and radiator.

### Bedroom 3

2.18m x 1.94m (7' 2" x 6' 4") UPVC double glazed window to the front and radiator.

### Bathroom

1.9m x 1.82m (6' 3" x 6' 0") 3 piece suite in white comprising WC, wall mounted sink & bath with shower over. Chrome heated towel rail, ceiling spotlights and obscured uPVC double glazed window to the rear.

### Outside

To the front of the property is a turfed lawn, flower bed borders with a range of plants & shrubs which is enclosed by wall & timber fencing to the perimeter. The rear garden offers a good level of privacy and comprises a timber decking, gravel sections, flower bed borders with a range of plants and shrubs. Other features include a timber shed, greenhouse and timber built summer house and is enclosed by timber fencing to the perimeter with gated access to the side.