

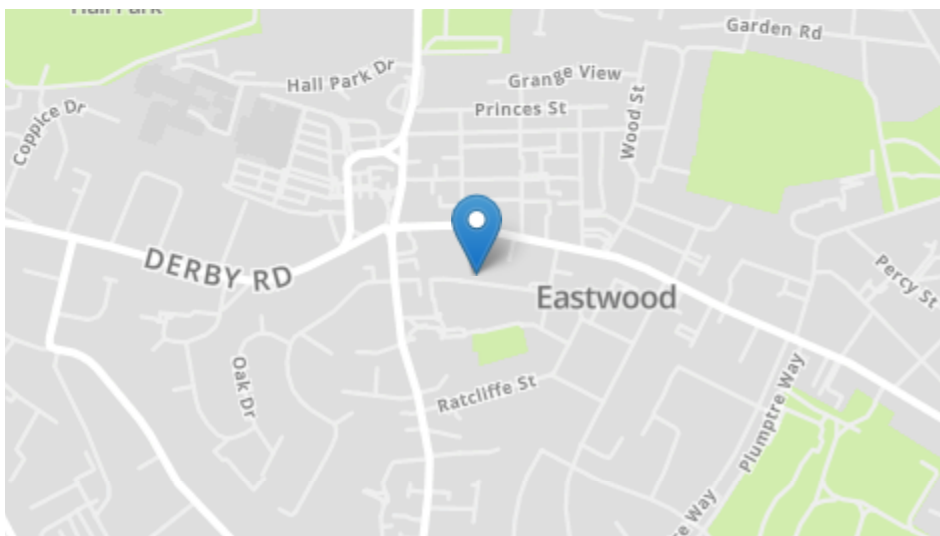
Devonshire Drive, Eastwood, NG16 3BE

Offers Over £220,000

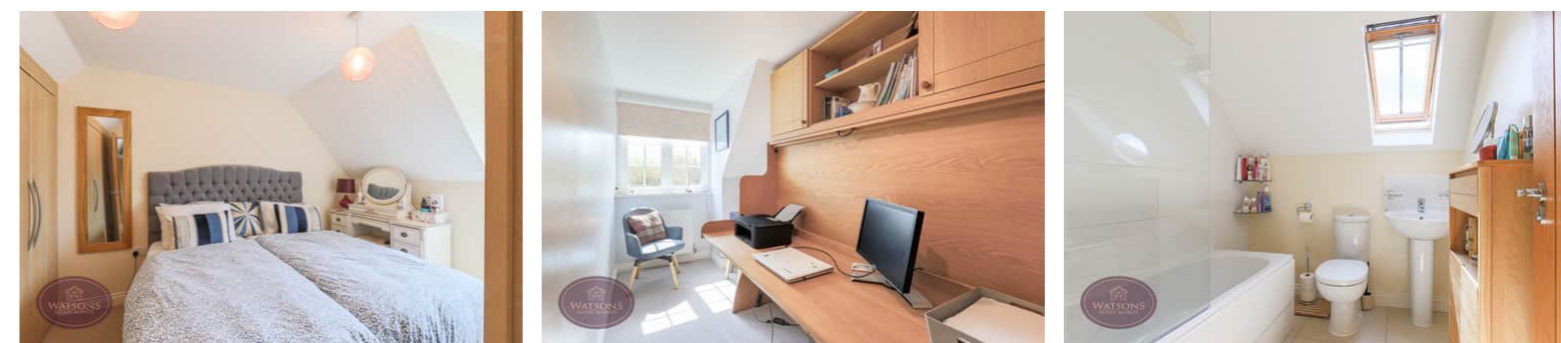


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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		94
(81-91)	<b>B</b>	82	
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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 - 26956062

Our Seller says....

- Chalet Style Bungalow
- 3 Bedrooms
- Dining Kitchen
- Downstairs Shower Room & First Floor Bathroom
- Driveway
- Private Development In Secure Courtyard
- Walking Distance To Amenities
- Excellent Road & Public Transport Links

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



**\*\*\* PRIVACY AND CONVENIENCE \*\*\*** Two words that sum up this beautiful 3 bedroom chalet style bungalow very well! Privacy, as the property is located in a private development within a secure residential courtyard. Convenience, as the property is located a very short walk from Eastwood town centre and all of its many amenities. Rarely do these properties come up for sale and especially one that is as well presented as this one. With light and airy, exceptionally well presented accommodation comprising of; Entrance Hallway, Dining Kitchen, Living Room, Ground Floor Bedroom with a door to the Ground Floor Shower Room and to the first floor Two Bedrooms with fitted furniture and a Bathroom. Outside is private parking for several vehicles and to the rear a pleasant garden. Call us today to book your viewing of this really special home.

## First Floor

### Entrance Hall

Composite entrance door to the front, stairs to the first floor, under stairs storage and doors to the lounge, dining kitchen and bedrooms 2.

### Lounge

3.90m x 3.24m (12' 10" x 10' 8") UPVC double glazed window to the side, radiator and uPVC double glazed sliding patio doors to the rear garden.

### Dining Kitchen

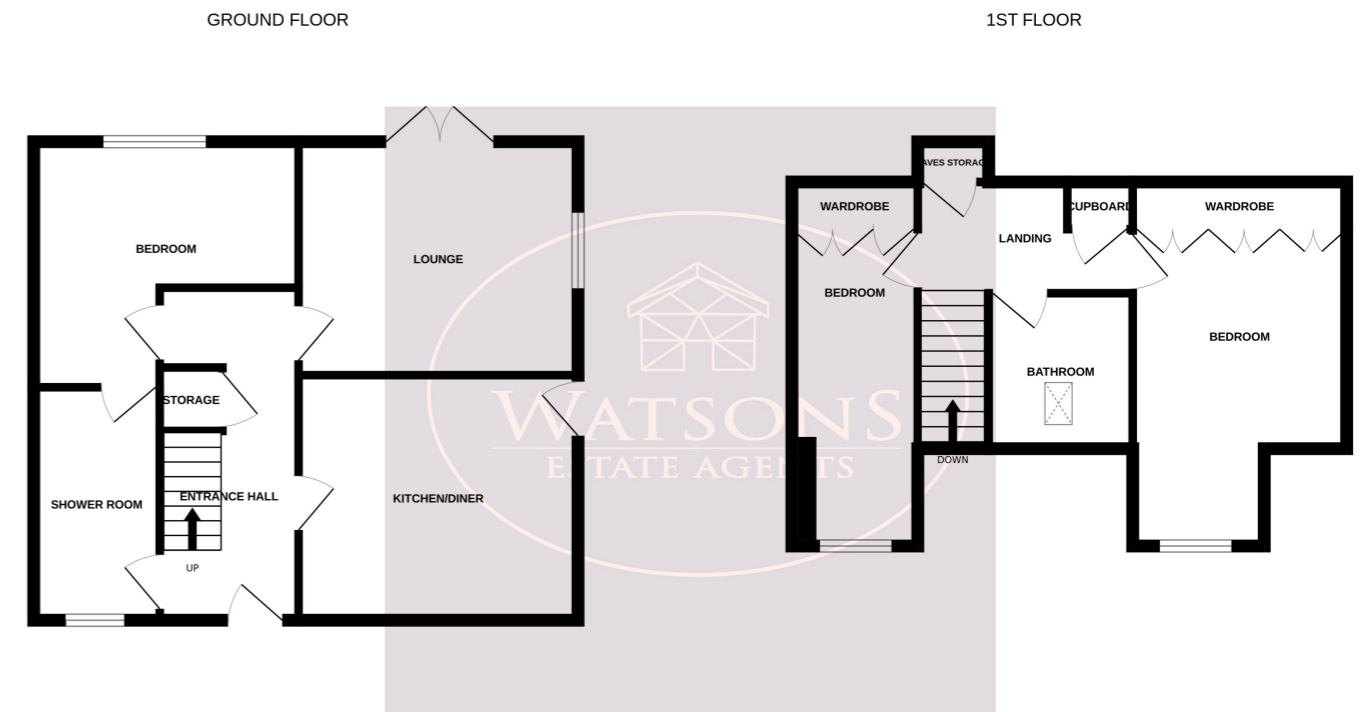
3.9m x 3.36m (12' 10" x 11' 0") A range of matching wall & base units, work surfaces incorporating an inset stainless steel sink & drainer unit. Integrated electric oven & gas hob with extractor over. Plumbing for washing machine & dishwasher. UPVC double glazed window to the front, radiator and door to the side.

### Bedroom 2

3.7m x 3.44m (12' 2" x 11' 3") UPVC double glazed window to the rear, radiator and door to the shower room.

### Shower Room

3.15m x 1.72m (10' 4" x 5' 8") 3 piece suite in white comprising WC, pedestal sink unit and shower cubicle. Radiator, extractor fan and obscured uPVC double glazed window to the front.



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

Airing cupboard housing the combination boiler, built in storage cupboard and doors to bedrooms 1 & 3.

### Bedroom 1

4.62m x 2.89m (15' 2" x 9' 6") UPVC double glazed window to the front, a range of fitted furniture and radiator.

### Bedroom 3

4.43m x 1.67m (14' 6" x 5' 6") UPVC double glazed window to the front and radiator.

### Bathroom

3 piece suite in white comprising WC, pedestal sink unit & bath. Radiator and velux window to the front.

### Outside

The property is located in a private development within a secure residential courtyard. To the front of the property is a turfed lawn. A tarmac driveway provides ample off road parking with further parking behind double wooden gates. The rear garden offers a good level of privacy and comprises a paved patio, turfed lawn, timber built shed and is enclosed by wall & timber fencing to the perimeter with gated access to the side.