





\*\*\* STEP INTO SOMETHING SPECIAL AT WOODSIDE! \*\*\* A rare opportunity to purchase a 2 bedroom bungalow on quiet crescent just outside Eastwood Town Centre. Coming to the market with NO CHAIN. This property would be ideal for people looking to downsize to a quiet location without being too cut off from shops & amenities. The superb accommodation comprises in brief: entrance hallway, lounge with bay window, breakfast kitchen, utility room, 2 double bedrooms and newly upgraded shower room. Outside, the driveway to the side provides ample off street parking and there is a detached single garage to the rear. Gardens to the front and rear are well maintained and fairly low maintenance. Call our Eastwood team to book your viewing now! 0115 938 5577 (Option 2)

## Ground Floor

### Entrance Hall

Composite entrance door leading to the entrance hall, doors to all rooms, storage cupboard, access to attic, radiator.

### Lounge

4.25m (into bay) x 3.65m (13' 11" x 12' 0") UPVC double glazed bay window to front and side, radiator & gas fire with fireplace surround.

### Breakfast Kitchen

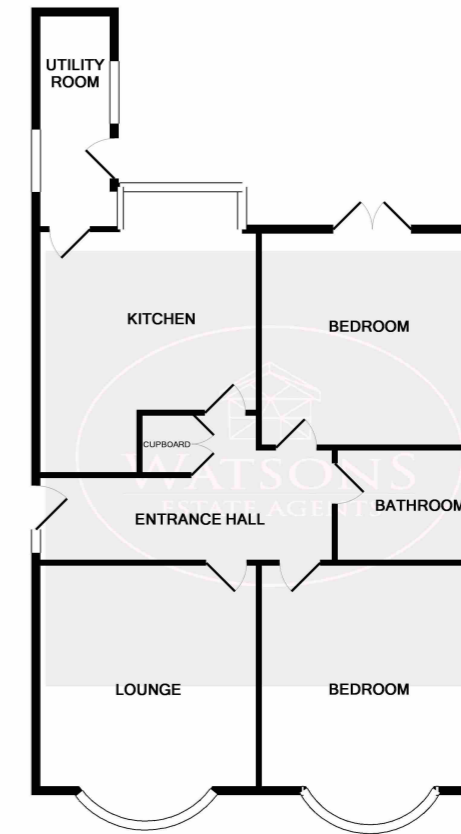
3.87m x 3.65m (12' 8" x 12' 0") Newly fitted kitchen comprising of high gloss wall and base units with complimentary work surfaces incorporating a one and a half stainless steel sink unit and drainer. Integrated chest height oven & grill, gas hob and integrated dishwasher. uPVC double glazed windows to rear and side. Door to utility room.

### Utility Room

3.64m x 1.16m (11' 11" x 3' 10") Base units & work surface, uPVC double glazed window and door to the rear garden.

### Bedroom 1

4.25m (into bay) x 3.66m (13' 11" x 12' 0") UPVC double glazed bay window to front, radiator



Whilst every attempt has been made to ensure the accuracy of the floor plan 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 2

3.67m x 3.66m (12' 0" x 12' 0") UPVC French doors to rear garden, radiator.

### Shower Room

White three piece suite comprising of wc, pedestal sink and mains fed cubicle shower cubicle. Obscured uPVC double glazed window to the side, chrome heated towel rail, tiled flooring and partially tiled walls.

### Outside

The rear garden is mainly lawned with a patio seating area. There are plant and shrubs borders, fencing to the perimeter and gate access to the side. There is also a small lawn to the front and a low wall to the front border. Double iron gates open onto a tarmac driveway providing off street parking to the side and lead to a detached single garage.

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

AGENT NOTE: The seller has provided us with the following information; the gas boiler is located in the kitchen cupboard, and is between two and three years old, it was last serviced in 2025.