

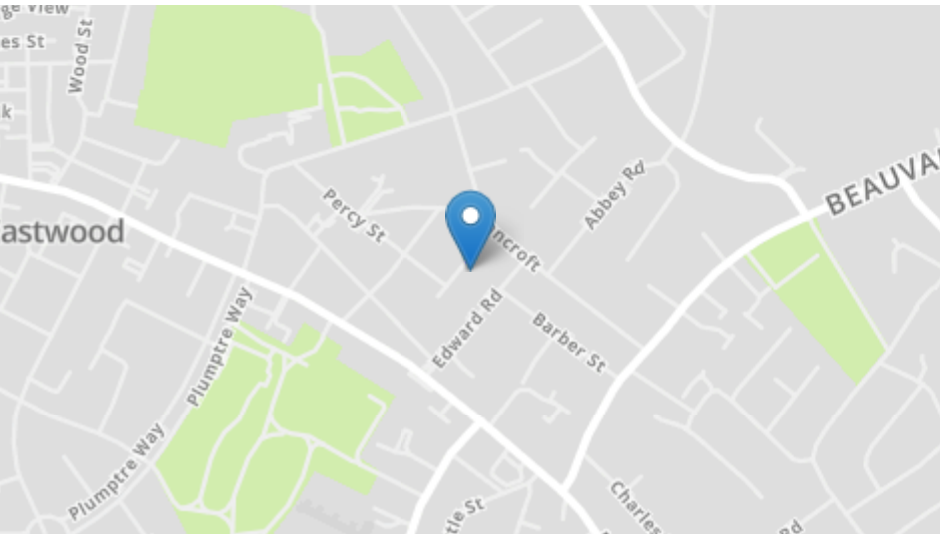
The Nurseries, Eastwood, NG16 3EL

Guide Price £260,000



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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	63	
(39-54) E		
(21-38) F		
(1-20) G		
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 - 28913868

- Detached House
- 3 Good Size Bedrooms
- Lounge
- Fitted Dining Kitchen
- Family Bathroom & En Suite
- Driveway & Garage
- Enclosed Rear Garden
- Walking Distance to Eastwood Town Centre
- Cul De Sac Location

Our Seller says....

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
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*** GUIDE PRICE £260,000 - £270,000 *** LET YOUR FAMILY GROW AT THE NURSERIES! *** This fabulous modern 3 bedroom detached family home is located very conveniently for Eastwood town centre in a quiet and tucked away cul-de-sac and boasts stylish, light and airy living accommodation which comprises of an entrance hallway, living room, spacious kitchen/dining room, private garden to rear, 3 bedrooms with a gorgeous en-suite and matching family bathroom and a garage with private driveway to the front. The perfect home for those looking to buy a 'turn key' property and ready to move into! Call our team today to book your viewing.

Ground Floor

Entrance Porch

Composite entrance door to the front and door to the lounge.

Lounge

5.48m x 3.6m (18' 0" x 11' 10") UPVC double glazed window to the front, radiator and laminate wood flooring. Stairs to the first floor and double doors to the dining kitchen.

Dining Kitchen

6.03m x 2.82m (19' 9" x 9' 3") A range of matching shaker style wall & base units with quartz worksurfaces incorporating an inset sink & drainer unit. Integrated appliances including fridge freezer, dishwasher, waist height double electric oven and hob with extractor over. Karndean wood effect flooring, vertical radiator, ceiling spotlights, breakfast bar and cupboard housing the wall mounted combination boiler. UPVC double glazed window to the rear and French doors to the rear garden.

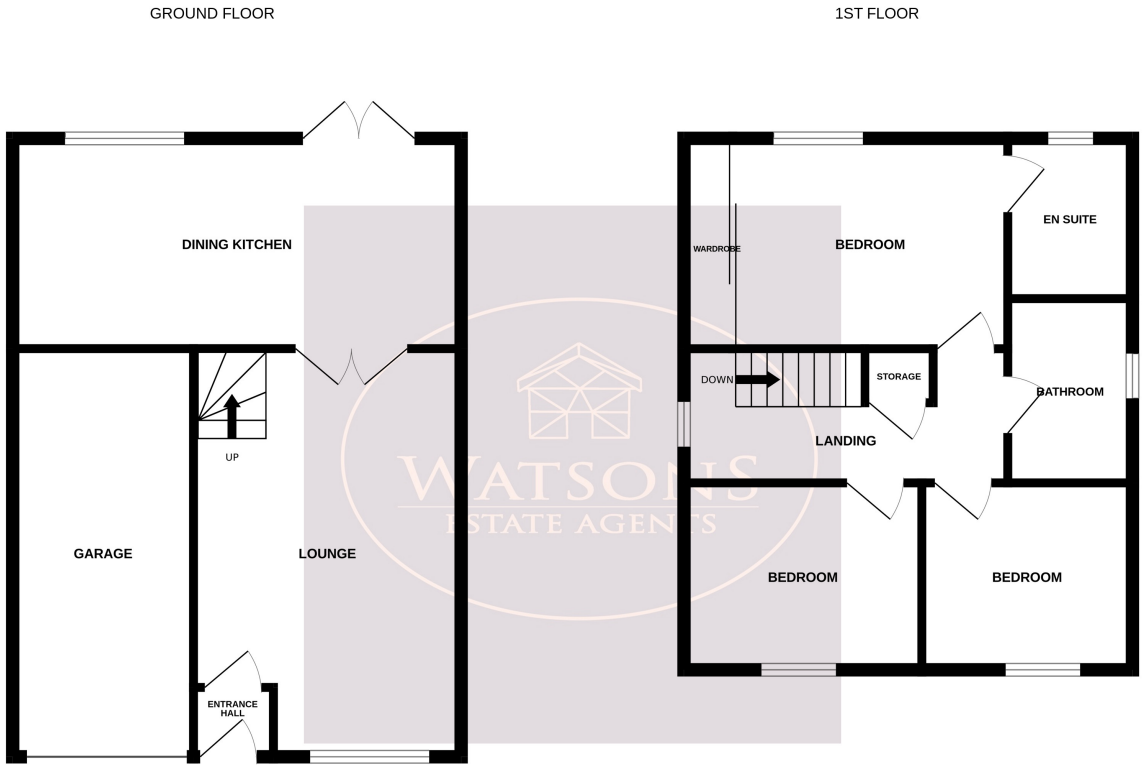
First Floor

Landing

UPVC double glazed window to the side and built in airing cupboard. Doors to all bedrooms and the bathroom.

Bedroom 1

3.7m x 2.88m (12' 2" x 9' 5") UPVC double glazed window to the rear, radiator, fitted sliding door wardrobe 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

White 3 piece suite comprising concealed cistern wc, vanity sink unit with storage and walk in shower with mains fed, dual rainfall shower. Fully tiled walls, tiled floor, ceiling spotlights, extractor fan and heated towel rail. Obscured uPVC double glazed window to the rear.

Bedroom 2

3.17m x 2.51m (10' 5" x 8' 3") UPVC double glazed window to the front and radiator.

Bedroom 3

2.8m x 2.32m (9' 2" x 7' 7") UPVC double glazed window to the front and radiator.

Bathroom

White 3 piece suite with brushed bronze fittings comprising concealed cistern wc, vanity sink unit with storage and panelled bath with mains fed dual rainfall shower over. Ceiling spotlights, extractor fan and brushed bronze heated towel rail. Tiled floor, fully tiled walls and obscured uPVC double glazed window to the side.

Outside

To the front of the property is a gravel flower bed border and tarmacadam driveway leading to the garage fitted with up & over door, power and lighting. The landscaped rear garden is enclosed by timber fencing to the perimeter with gated access to the side and comprises timber decking seating area turfed lawn and flower bed border with a range of plants and shrubs.