

Garden Road, Eastwood, NG16 3FW

£250,000



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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		
	72	84
England, Scotland & Wales	EU Directive 2002/91/EC	



- Detached Family Home
- 3 bedrooms
- Lounge
- Modern Open Plan Dining Kitchen
- Connservatory
- Enclosed Rear Garden
- Large Carport
- Generous Driveway
- Desirable School Catchment Area
- Walking Distance From Eastwood 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 - 26547010

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



*** OFFERS OVER £250,000 *** LOCATION LOCATION LOCATION *** This beautifully presented detached house is situated in the popular area of Eastwood & offers just the right amount of space as well as fabulous kitchen perfect for entertaining. Accommodation in brief comprises; entrance hall, impressive dining kitchen, spacious lounge and conservatory. To the first floor there are three bedrooms and three-piece family suite. Externally, there is a generous driveway, enough for three vehicles, as well as a well maintained enclosed rear garden with seating area and pond. The property is located within walking distance of Eastwood Town Centre, meaning easy access to retail shops, eateries, secondary & primary schools & transport links. For buyers wanting to start their home buying journey, or families looking to take that next step up the ladder, this home is ready and waiting! Call our team today to book your viewing!

First Floor

Hall

UPVC entrance door, door to lounge and stairs to first floor.

Lounge

4.71m x 3.84m (15' 5" x 12' 7") UPVC double glazed window to the front, radiator, feature fireplace with space for multifuel burner, and door to dining kitchen.

Dining Kitchen

4.78m x 3.54m (15' 8" x 11' 7") A range of matching wall and base units with solid granite worksurfaces incorporating an inset stainless steel sink & drainer unit with Kettle tap. Integrated appliances including microwave, electric oven and hob, dishwasher and washing machine. Wall mounted vertical radiator, solid granite flooring, kitchen island, uPVC double glazed window to the rear, French doors to conservatory and uPVC door to the side.

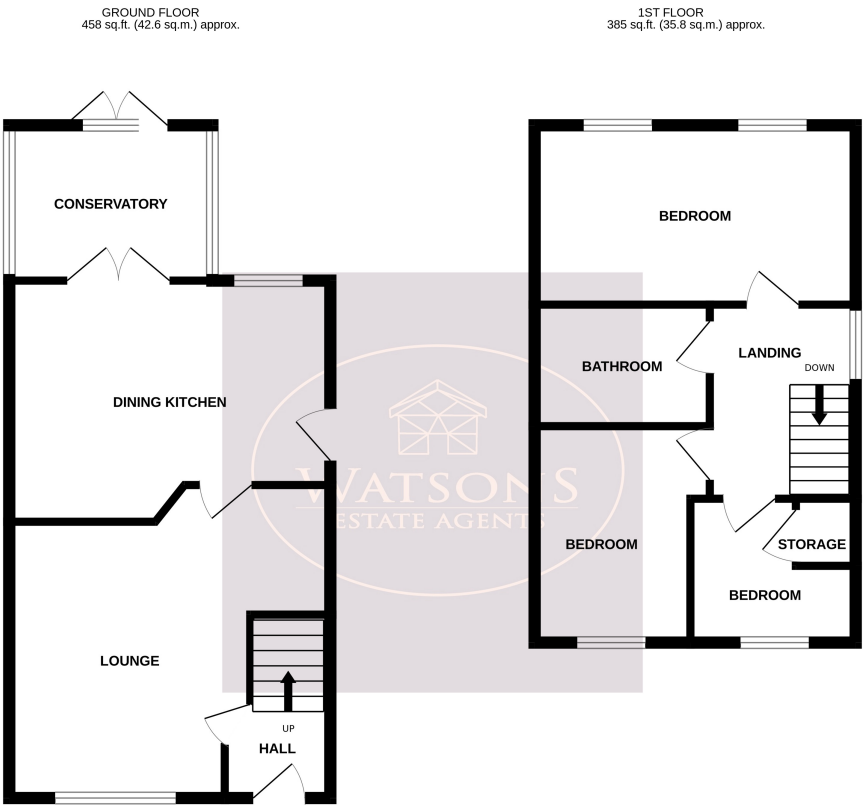
Conservatory

2.98m x 2.28m (9' 9" x 7' 6") UPVC double glazed windows to the side and front, radiator, tiled flooring and French doors to the rear garden.

First Floor

Landing

UPVC double glazed window to the side and doors to all bedrooms and bathroom.



TOTAL FLOOR AREA : 843 sq.ft. (78.3 sq.m.) approx.
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 quantity or efficiency can be given.
Made with Metropix 02025

Bedroom 1

4.28m x 2.66m (14' 1" x 8' 9") Two uPVC double glazed window to the rear and radiator.

Bedroom 2

3.42m x 2.46m (11' 3" x 8' 1") UPVC double glazed window to the front and radiator.

Bedroom 3

2.47m x 2.27m (8' 1" x 7' 5") UPVC double glazed window to the front and storage cupboard.

Bathroom

White 3 piece suite comprising wc, pedestal sink, panel bath with electric shower over. Chrome heated towel rail, wood laminate flooring, tiled walls, ceiling spotlights and obscured uPVC double glazed window to the side.

Outside

The front of the property features a gravel driveway, hedged turfed lawn and enclosed with hedge with a gate to the rear garden. The rear garden has a paved seating area closed by hedges and timber fencing. A pathway leads to the rear, with a pond and timber bridge over and gravel area.