

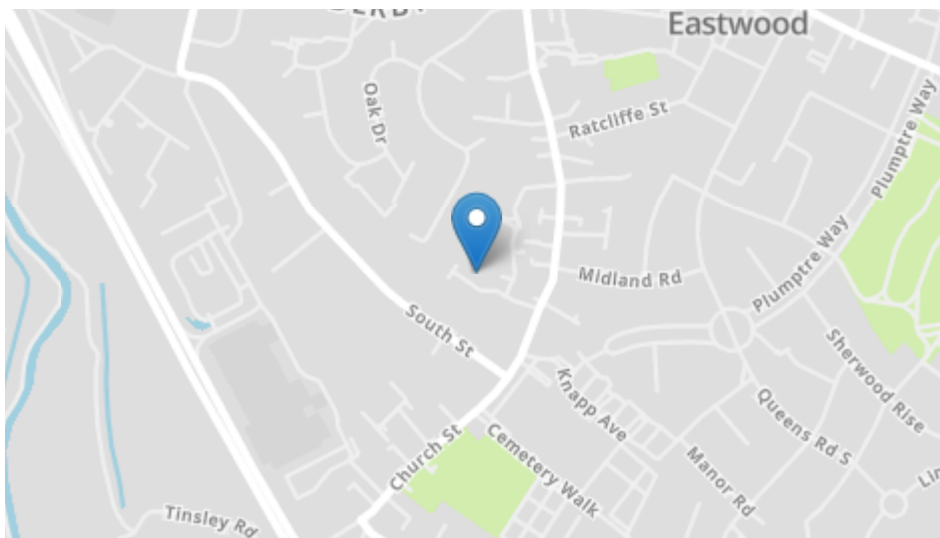
Peacock Drive, Eastwood, NG16 3HW

Offers Over £230,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		96
(81-91)	B	83	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Our Seller says....

- Semi Detached House
- 3 Bedrooms
- Downstairs WC & Family Bathroom
- Driveway
- Easy Access To A610
- Favoured School Catchment
- Walking Distance From Eastwood Town Centre
- No Chain

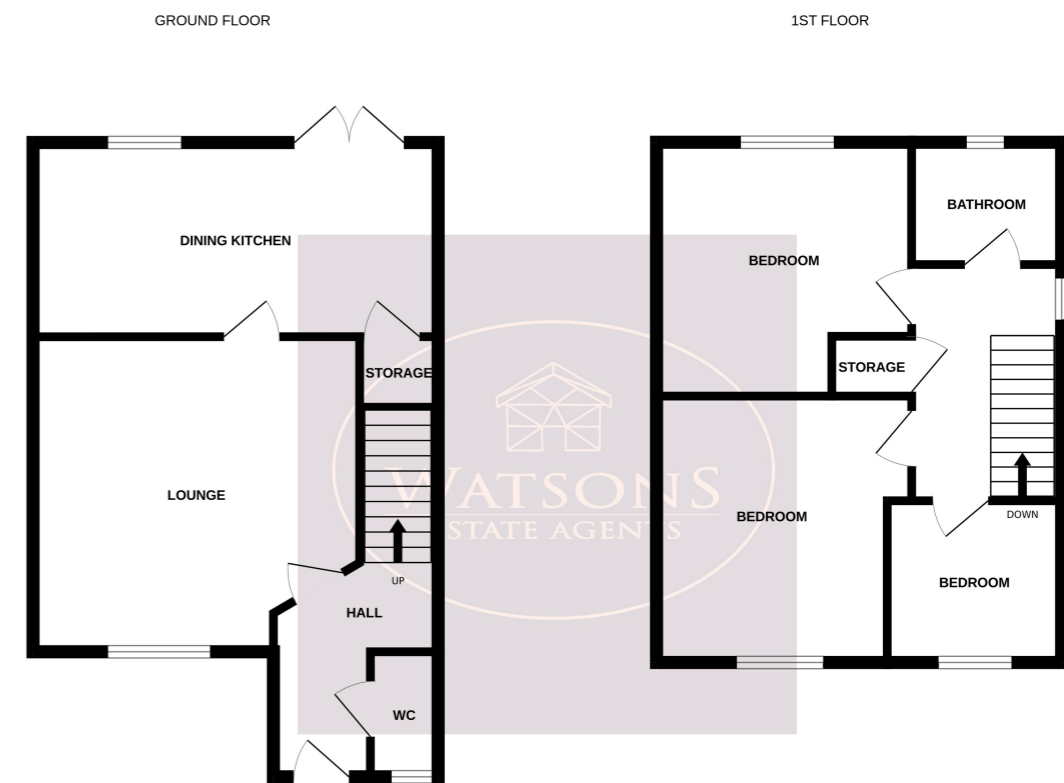
want to view?
 Call us on 0115 938 5577
 Our lines are open 8am - 8pm
 7 Days a week
 or email
 mail@watsons-residential.co.uk
 Ref - 27780288

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



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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*****TURN THE KEY AND MOVE IN!***** An immaculate and modern three bedroom semi-detached property located within easy reach of Eastwood town centre. A superb first time buy. With a spacious dining kitchen, downstairs wc, private garden and driveway. Briefly comprising; entrance hallway, downstairs wc, lounge, dining kitchen. To the first floor, three bedrooms and bathroom. Outside, driveway providing off road parking to the side, and a private garden to the rear. Located within close proximity to Eastwood town centre, the property is within easy reach of the towns amenities including a range of shops, doctors, favoured schools and excellent commuter routes via the nearby A610. A brilliant first time buy. Contact Watsons today to arrange your viewing.

Ground Floor

Entrance Hall

Entrance door, radiator, doors to the lounge & downstairs WC, under stairs storage and stairs to the first floor.

WC

WC, pedestal sink, radiator and obscured uPVC double glazed window to the front.

Lounge

4.15m x 3.84m (13' 7" x 12' 7") UPVC double glazed window to the front, radiator, door to the dining kitchen.

Dining Kitchen

4.81m x 3.03m (15' 9" x 9' 11") A range of matching high gloss wall & base units with work surfaces incorporating an inset stainless steel sink & drainer unit, 5 ring gas hob with extractor over, integrated electric oven, plumbing for washing machine, space for fridge freezer, laminate wood flooring, radiator, uPVC double glazed window to the rear, door to the lounge, under stairs cupboard and French doors to the rear garden.

First Floor

Landing

UPVC double glazed window to the side, radiator, airing cupboard and access to the partly boarded attic.

Bedroom 1

3.49m x 2.77m (11' 5" x 9' 1") UPVC double glazed window to the rear and radiator.

Bedroom 2

3.42m x 2.85m (11' 3" x 9' 4") UPVC double glazed window to the front and radiator.

Bedroom 3

2.53m x 2.24m (8' 4" x 7' 4") UPVC double glazed window to the front and radiator.

Bathroom

White 3 piece suite comprising of WC, pedestal sink and panelled bath with shower over, radiator and obscured uPVC double glazed window to the rear.

Outside

To the front is a turfed lawn area, paved steps leading to the front door and a tarmac driveway alongside with space for 2 vehicles. The rear garden comprises of a paved patio area, turfed lawn and gate leading to the driveway and is enclosed by timber fences and stone walls.