

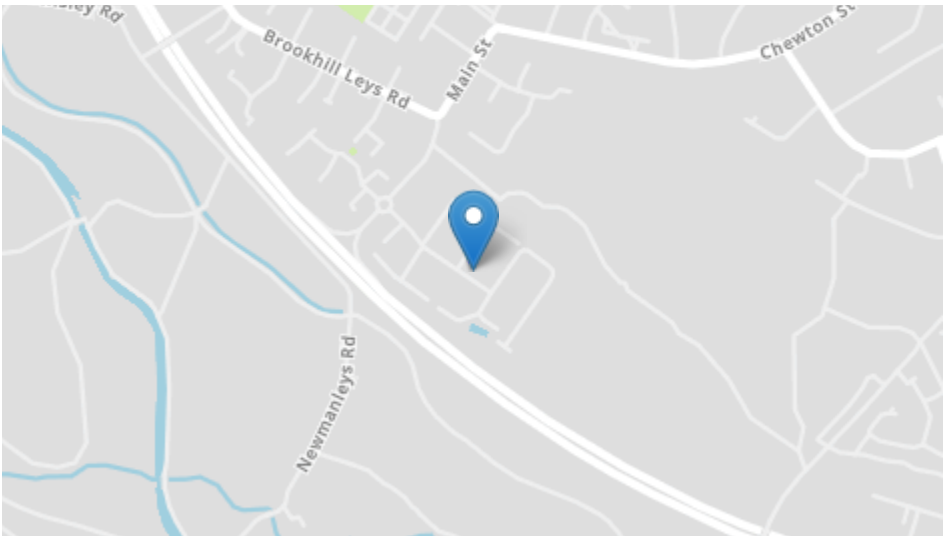
Beamlight Road, Eastwood, NG16 3JG

£230,000



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		95
(81-91) B	84	
(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



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 - 28830222

Our Seller says....

- Semi Detached Home
- 3 Good Size Bedrooms
- Lounge
- Modern Dining Kitchen
- Family Bathroom & En Suite
- Downstair WC
- Low Maintenance South Facing Rear Garden
- Desirable Cul De Sac Location
- Great Road Links & Close to Amenities

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.



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*** OFFERS OVER £230,000 *** YOU WILL BEAMING FROM EAR TO EAR IF YOU BUY BEAMLIGHT! *** This 3 DOUBLE bedroom semi-detached town house is approximately 4 years old and is located on a desirable development of modern homes with fantastic access to the A610/M1. Boasting well presented and spacious living accommodation comprising of; living room, downstairs WC, kitchen/dining room, 2 double bedrooms with family bathroom on the first floor and a generous master bedroom with en suite on the second floor. Outside there is an easy to maintain garden and private driveway to the front. This stylish home comes with all the usual refinements one would expect to find in a property of this type! Call our team today to book your viewing!

Ground Floor

Porch

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

Lounge

4.44m x 3.61m (14' 7" x 11' 10") UPVC double glazed window to the front, laminate wood flooring, radiator, built in storage cupboard, built in media wall and door to inner hall.

Inner Hall

Doors to the lounge, dining kitchen and wc, stairs to the first floor.

Dining Kitchen

3.59m x 2.69m (11' 9" x 8' 10") A range of matching wall & base units with worksurfaces incorporating an inset 1.5 bowl sink and drainer unit. Integrated appliances dishwasher, electric oven and gas hob with extractor over and plumbing for washing machine and space for fridge freezer. Cupboard housing the combination boiler, laminate wood flooring, radiator, uPVC double glazed window and French doors to the rear.

WC

WC, pedestal sink, extractor fan, partially tilled walls and laminate wood flooring.

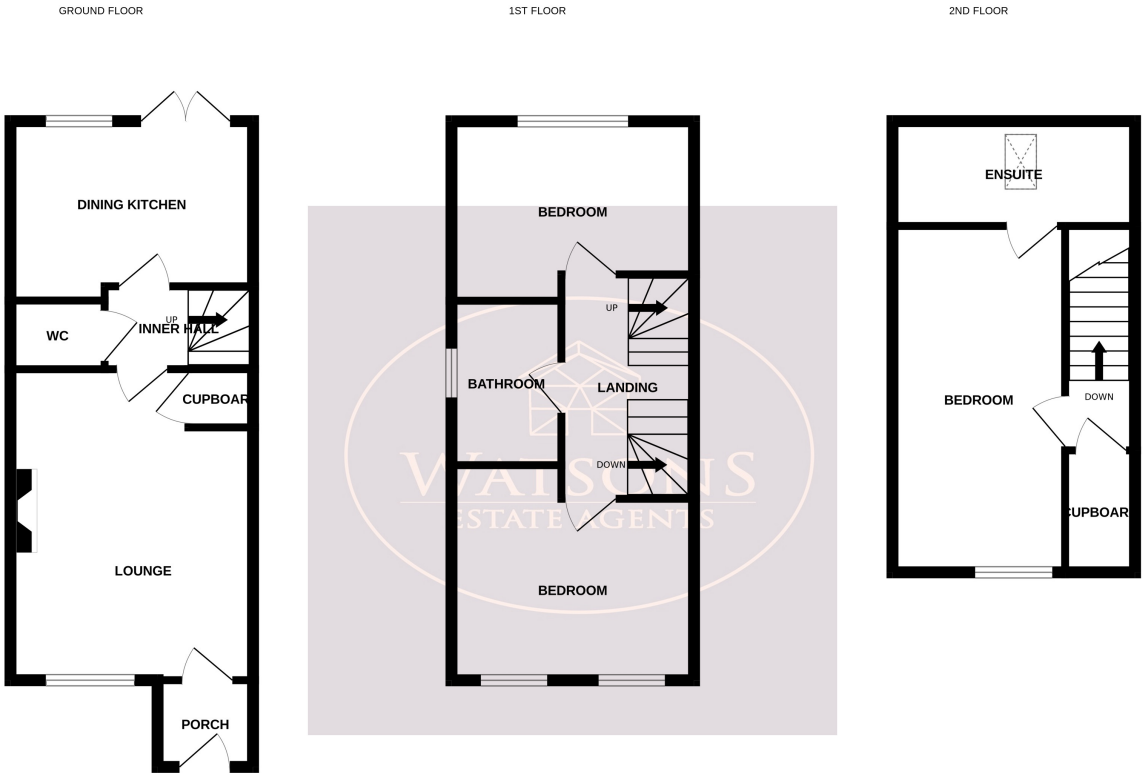
First Floor

Landing

Doors to the bathroom and bedrooms 2 & 3. Stairs to the second floor.

Bedroom 2

3.59m x 3.19m (11' 9" x 10' 6") 2 uPVC double glazed windows to the front and radiator



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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Bedroom 3

3.61m x 2.68m (11' 10" x 8' 10") UPVC double glazed window to the rear and radiator.

Bathroom

White 3 piece suite comprising wc, wall mounted sink with storage and panelled bath with mains fed shower over. Partly tiled walls, tiled flooring, chrome heated towel rail, extractor fan and obscured uPVC double glazed window to the side.

Second Floor

Landing

Built in storage cupboard and door to bedroom 1.

Bedroom 1

5.22m x 2.55m (17' 2" x 8' 4") UPVC double glazed window to the front, radiator, access to the attic and door to the en suite.

En Suite

White 3 piece suite comprising wc, pedestal sink and shower cubicle with mains fed shower. Velux window, chrome heated towel rail, tiled floor and partly tiled walls.

Outside

To the front of the property is a tarmacadam driveway and paved path leading to the front door. The low maintenance south facing rear garden is enclosed by timber fencing with gated access to the side and comprises timber decking area, turfed lawn and flower bed borders.