

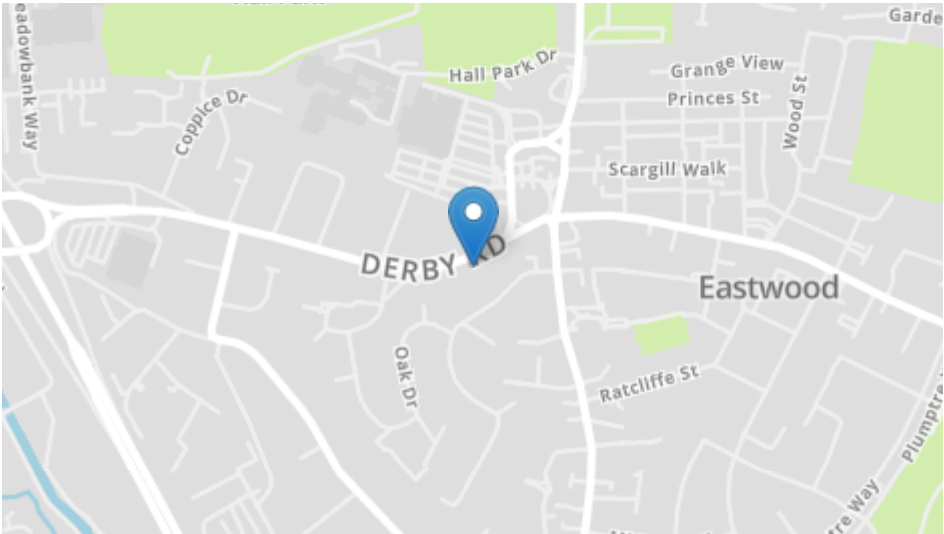
Derby Road, Eastwood, NG16 3PA

Guide Price £450,000



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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		
	55	83
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 - 29705030

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.



- Substantial & Unique Detached Family Home
- Four Double Bedrooms
- One Ground Floor Bedroom, Three First Floor Bedrooms
- Two Spacious Reception Rooms
- Open Plan Dining Room/Snug & Kitchen
- Conservatory
- Ground Floor & First Floor Bathrooms
- Generous Well Established Rear Garden
- Detached Double Garage/Workshop

Our Seller says....

40 Main Street, Kimberley, NG16 2LY
www.watsons-residential.co.uk

0115 938 5577
8am-8pm - 7days



*** GUIDE PRICE £450,000 - £475,000 *** STYLE AND ELEGANCE AWAITS YOU! *** This impressive Edwardian era residence belies its outward appearance and is truly spacious and full of character inside! Boasting spacious rooms with high ceilings and many features in keeping with the period of construction, the accommodation comprises an entrance hallway, kitchen, dining room/snug, conservatory, living room, study/bedroom 4, 3 further double bedrooms (2 of which are located on the first floor) downstairs shower room and a bathroom on the first floor. Occupying a generous plot with an established good size garden, ample private parking and a large workshop located to the side this stunning home can be found only a short distance from Eastwood town centre, great for many amenities such as shops, public transport and access to the A610. This impressive family home requires you to set foot over the threshold to fully appreciate all that is on offer. To discover what could easily be your next home call us today to book your viewing!

Ground Floor

Porch

UPVC entrance door and internal door to entrance hall.

Entrance Hall

3.27m x 2.14m (10' 9" x 7' 0") Entrance door, radiator, tiled flooring, picture rail, stairs to first floor with understairs storage. Doors to both reception rooms, bathroom, bedroom 1 and dining kitchen.

Lounge

5.05m x 3.95m (16' 7" x 13' 0") UPVC double glazed bay window to the front, inglenook fireplace with inset multifuel burner and radiator.

Reception Room

5.05m x 3.92m (16' 7" x 12' 10") UPVC double glazed bay window, radiator and built in alcove shelving.

Dining Room/Snug

4.88m x 3.47m (16' 0" x 11' 5") Inglenook fireplace with inset multifuel burner, ceiling spotlights, radiator, built in alcove shelving, laminate wood flooring, open access to kitchen and French doors to conservatory.

Kitchen

5.02m x 2.56m (16' 6" x 8' 5") A range of matching wall and base units with solid wood worksurfaces, incorporating Belfast style sink & drainer unit. Integrated appliances including electric oven and gas hob with extractor fan over. UPVC double glazed windows to the rear and side, uPVC door to rear, laminate wood flooring, partially tiled walls, door to pantry, ceiling spotlights and radiator.

Conservatory

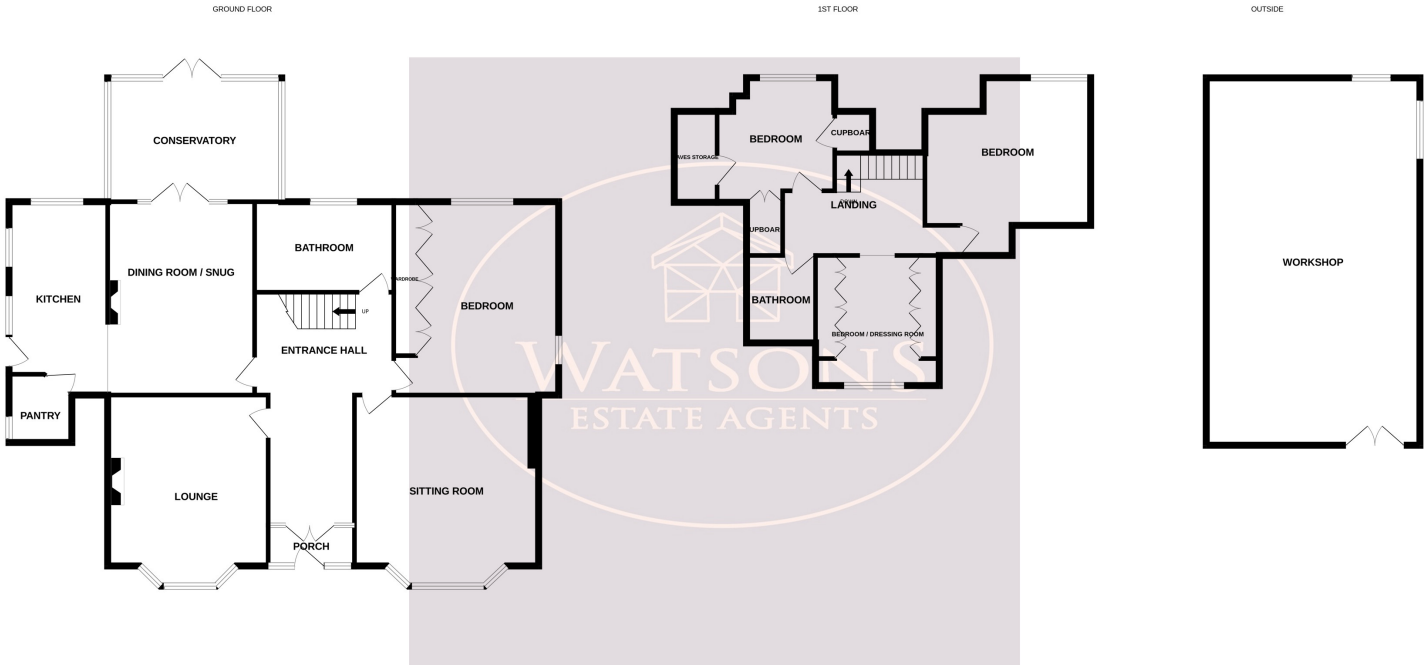
4.52m x 3.18m (14' 10" x 10' 5") UPVC double glazed windows to the rear and sides with French doors to the rear garden.

Bedroom 1

5.07m x 4.27m (16' 8" x 14' 0") UPVC double glazed windows to the rear and side, fitted wardrobe, radiator and original picture rail.

Bathroom

White four piece suite comprising wc, vanity sink, panel bath and mains fed cubicle shower. Obscured uPVC double glazed window to the rear, chrome heated towel rail, extractor fan and ceiling spotlights.



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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First Floor

First Floor Landing

Doors to bedrooms 2,3 & 4 and bathroom.

Bedroom 2

4.28m x 3.80m (14' 1" x 12' 6") UPVC double glazed window to the rear, fitted wardrobe, radiator and access to fully boarded attic room.

Bedroom 3

4.40m x 3.81m (14' 5" x 12' 6") UPVC double glazed window to the rear and radiator.

Bedroom 4/ Dressing Room

3.31m x 3.04m (10' 10" x 10' 0") UPVC double glazed window to the front, fitted wardrobe and radiator.

Bathroom

White three piece suite comprising wc, pedestal sink and panel bath with a radiator.

Workshop

9.53m x 5.54m (31' 3" x 18' 2") Fitted with power and lighting.

Outside

To the front of the property is a large block paved driveway leading to the double electric gates to the workshop/garage space, and wrapping around the front of the property, palisaded by well established hedges. The rear garden features paved patio seating area, with well established raised, stone flower bed borders, leading to a large turfed lawn area with a range of flower beds and well maintained, established plants, shrubbery and trees, with a paved pathway leading back to the patio area.

*** AGENT NOTE ***

AGENT NOTE: The seller has provided us with the following information the gas boiler is located upstairs, it is six years old and is serviced yearly.