

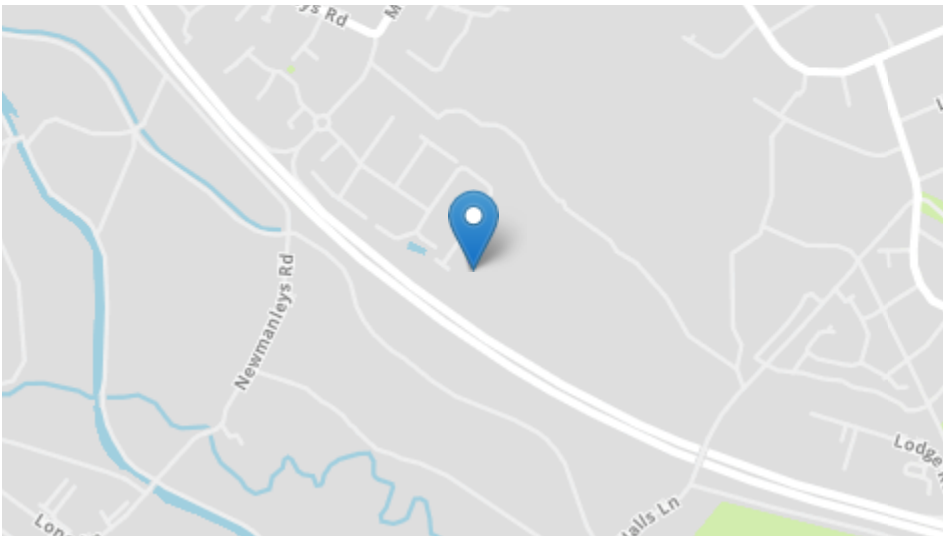
Beamlight Road, Eastwood, NG16 3JG

£300,000



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		93
(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	



- Detached Family Home Built in 2022
- 4 Bedrooms
- Modern Dining Kitchen
- Conservatory, Utility & Downstairs WC
- En Suite & Family Bathroom
- Driveway & Garage
- Private Rear Garden
- Open Views to the Rear
- No Upward Chain

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 - 28645672

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



*** YOUR FOREVER HOME AWAITS! *** This stunning FOUR bedroom detached home is located at the very head of a cul-de-sac in a very private position on this desirable development of modern homes. Boasting a living room, downstairs WC, kitchen/dining room, conservatory, utility room, access internally to the integrated garage, four bedrooms with master en-suite and a family bathroom. Outside is a private driveway and garden to the rear. This fabulous home was constructed approximately 3 years ago and still has approximately 7 years remaining of it's NHBC. Representing fantastic value for money we highly recommend an early internal inspection to fully appreciate all that this wonderful home has to offer! Call us today to book your viewing.

Ground Floor

Entrance Hall

Composite entrance door to the front. Door to the lounge, radiator and stairs to the first floor.

Lounge

4.8m x 3.36m (15' 9" x 11' 0") UPVC double glazed window to the front, radiator and double doors to the dining kitchen.

Dining Kitchen

5.59m x 3.11m (18' 4" x 10' 2") A range of matching wall & base units with quartz work surfaces incorporating an inset 1.5 bowl stainless steel sink and drainer unit. Integrated appliances including dishwasher, wine cooler, double electric oven and gas hob with extractor over. Breakfast bar, space for American style fridge freezer, radiator and ceiling spotlights. Door to the utility and pantry cupboard. UPVC double glazed window to the rear and French doors to the conservatory.

Utility Room

A range of matching wall & base units with worksurface. Wall mounted combination boiler and plumbing for washing machine. Doors to the wc and garage, uPVC door to the side.

WC

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

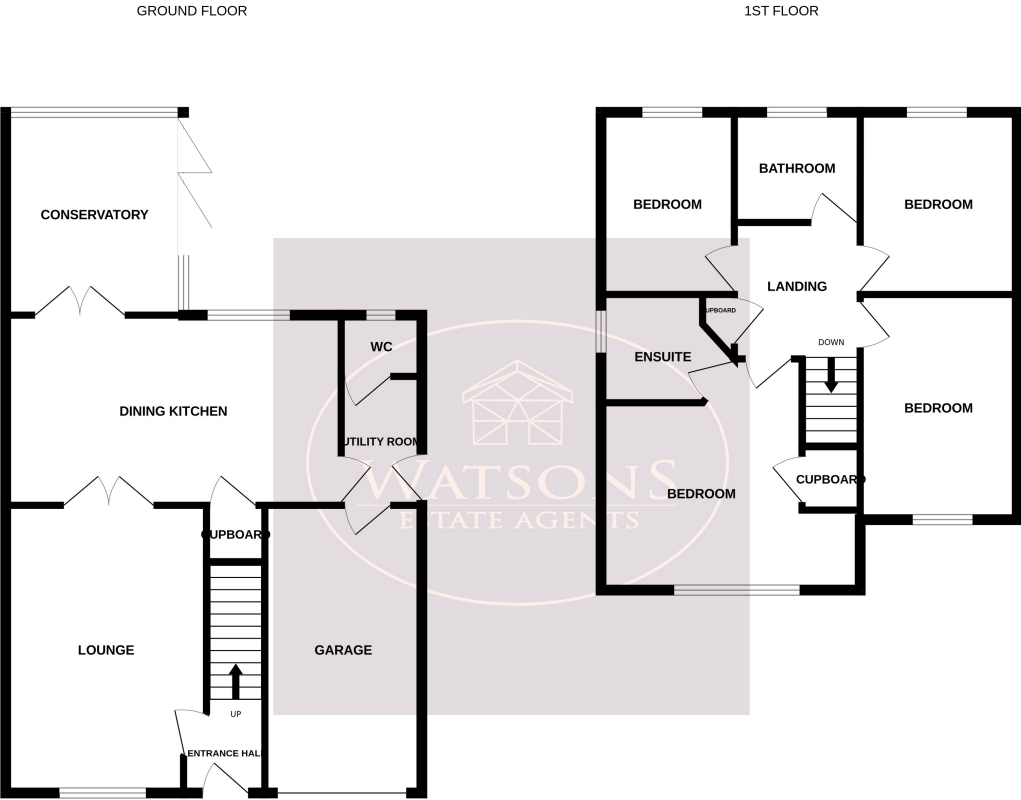
Conservatory

UPVC double glazed and brick construction, Bi Folding doors to the side and radiator.

First Floor

Landing

Built in airing cupboard, doors to all bedrooms and the bathroom.



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 1

4.36m x 4.03m (14' 4" x 13' 3") UPVC double glazed window to the front, radiator, built in storage cupboard and door to the en suite.

En Suite

White 3 piece suite comprising wc, pedestal sink and shower cubicle with mains fed shower. Tiled floor, fully tiled walls, ceiling spotlights, chrome heated towel rail, extractor fan and obscured uPVC double glazed window to the side.

Bedroom 2

3.72m x 2.82m (12' 2" x 9' 3") UPVC double glazed window to the front and radiator.

Bedroom 3

2.91m x 2.81m (9' 7" x 9' 3") UPVC double glazed window to the rear and radiator.

Bedroom 4

2.92m x 2.19m (9' 7" x 7' 2") UPVC double glazed window to the rear and radiator.

Bathroom

White 3 piece suite comprising wc, pedestal sink and panelled bath with electric shower over. Chrome heated towel rail, ceiling spotlights, extractor fan, fully tiled walls and obscured uPVC double glazed window to the rear.

Outside

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