

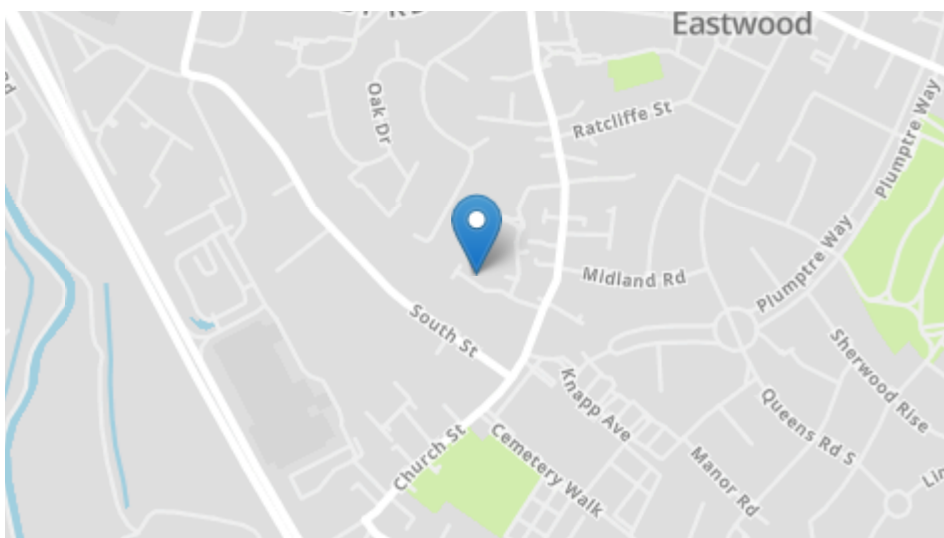
Peacock Drive, Eastwood, NG16 3HW

Guide Price £300,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		94
(81-91)	<b>B</b>	84	
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	



- Detached Family Home
- 4 Bedrooms
- En Suite To Primary Bedroom
- Downstairs WC
- Off Road Parking & Garage
- South West Facing Garden
- Walking Distance To Eastwood Town Centre
- Excellent Road & Public Transport Links

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 - 26342776

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



\*\*\* GUIDE PRICE £300,000 - £325,000 \*\*\* FANTASTIC FAMILY HOME \*\*\* Built by Rippon Homes and still under the builders warranty, this detached family home has been very well maintained by our sellers who have owned the property since new. Ticking boxes such as downstairs WC, en suite to primary bedroom and a lovely south west-facing garden, this property would be perfect for families looking for a long term home. In brief, the ground floor accommodation comprises: entrance hall, WC, lounge with bay window and an open plan dining kitchen with French doors leading to the rear garden. On the first floor, the landing leads to the family bathroom and 4 bedrooms, with bedroom 1 having an en suite shower room and fitted sliding door wardrobes. Outside, the rear garden has a turfed lawn and good size patio area, ideal for entertaining. To the front of the property, a driveway and garage provide good off street parking. Peacock Drive is a quiet cul de sac in the heart of the community within walking distance of Eastwood Town centre, shops, schools and transport links. For more information or to book a viewing, call our team.

## Ground Floor

### Entrance Hall

Composite entrance door to the front, radiator, stairs to the first floor and doors to the WC, lounge and dining kitchen.

### WC

WC, pedestal sink unit, radiator, ceiling spotlights and obscured uPVC double glazed window to the side.

### Lounge

5.09m into the bay x 3.29m (16' 8" x 10' 10") UPVC double glazed bay window to the front and 2 radiators.

### Dining Kitchen

7.23m x 3.36m (3.1m min) (23' 9" x 11' 0") A range of matching high gloss wall & base units, work surfaces incorporating a one & a half bowl stainless steel sink & drainer unit. Integrated appliances to include: waist height double electric oven, gas hob with extractor over, fridge freezer and dishwasher. Plumbing for washing machine, breakfast bar, tiled flooring, ceiling spotlights, radiator, uPVC double glazed window to the rear and French doors leading to the rear garden.

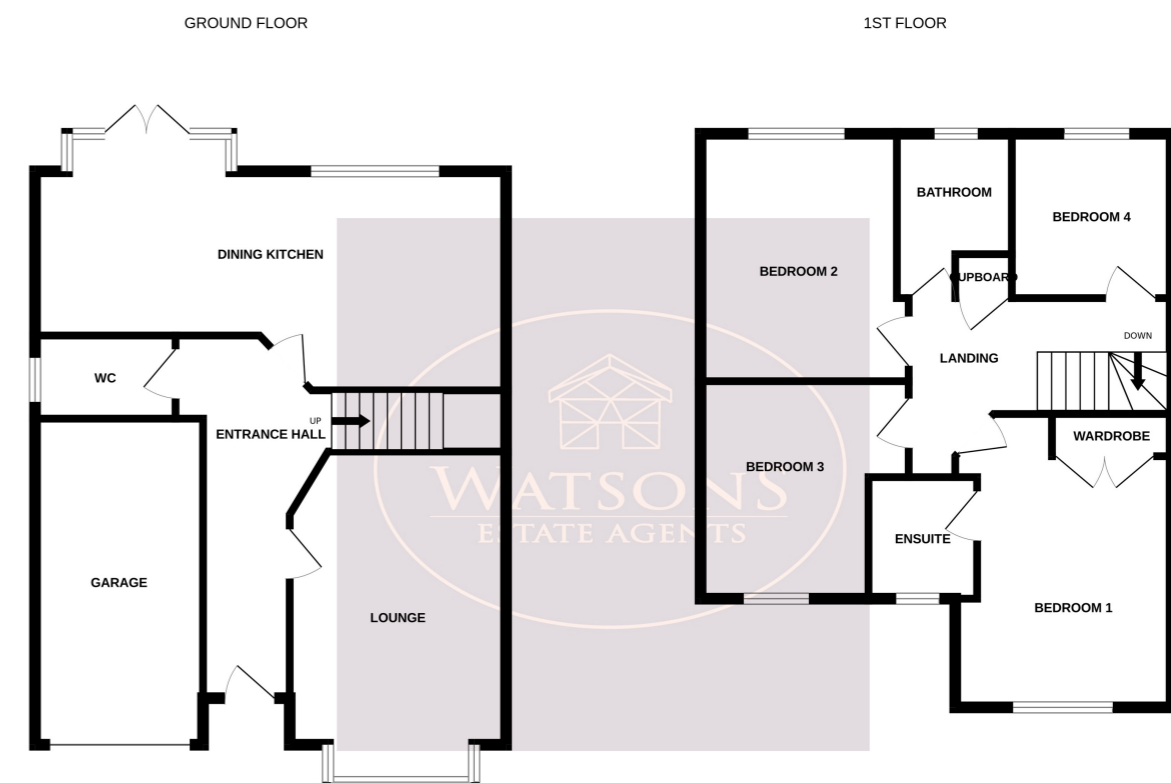
## First Floor

### Landing

Airing cupboard housing the hot water tank, radiator, access to the attic (partly boarded), radiator and doors to all bedrooms and bathroom.

### Primary Bedroom

4.48m x 3.05m (3.26m max) (14' 8" x 10' 0") UPVC double glazed window to the front, fitted wardrobe with mirrored sliding doors, radiator and door to the en suite.



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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### En Suite

3 piece suite in white comprising WC, wall mounted sink and shower cubicle with mains fed shower over. Chrome heated towel rail, ceiling spotlights, extractor fan and obscured uPVC double glazed window to the front.

### Bedroom 2

3.91m x 2.7m (12' 10" x 8' 10") UPVC double glazed window to the rear and radiator.

### Bedroom 3

3.26m x 2.42m (10' 8" x 7' 11") UPVC double glazed window to the front and radiator.

### Bedroom 4

2.45m x 2.37m (8' 0" x 7' 9") UPVC double glazed window to the front and radiator.

### Bathroom

3 piece suite in white comprising WC, wall mounted sink and bath. Chrome heated towel rail, extractor fan and obscured uPVC double glazed window to the rear.

### Outside

To the front of the property is a lawned garden with flower bed borders. A tarmac driveway provides ample off road parking and leads to the single garage with up & over door and power. The South West facing rear garden offers a good level of privacy and comprises a paved patio, turfed lawn and external tap. The garden is enclosed by timber fencing to the perimeter with gated access to the side.