

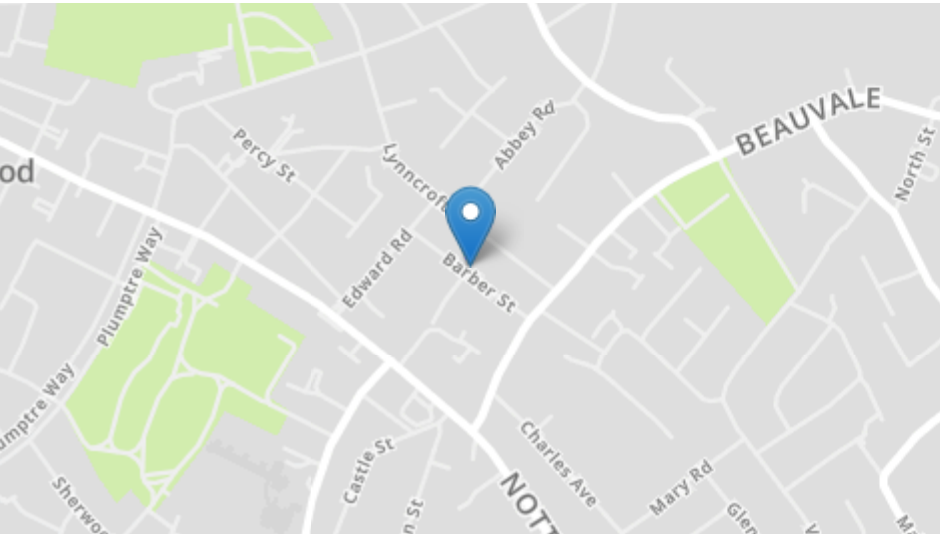
Barber Street, Eastwood, NG16 3EW

Offers Over £240,000



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		94
(81-91) B	85	
(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	



- 3 Storey Semi Detached Home
- 3 Double Bedrooms
- Well Presented Through Out
- Open Plan Dining Kitchen with Integrated Appliances
- Ground Floor WC & En Suite To Primary Bedroom
- South West Facing Garden
- Off Road Parking for 2 Cars
- 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 - 29143010

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



*** JUST LIKE NEW! *** NO CHAIN *** Built in 2018, this modern semi detached house has a little more than meets the eye. The property is located in the town of Eastwood and offers excellent bus, and road links to Junctions 26 & 27 of the M1. The accommodation spans 3 floors and comprises in brief; entrance hall, WC, dining kitchen with integrated appliances and a spacious lounge with French doors to the rear garden. On the first floor the landing leads to two double bedrooms and the family bathroom. The primary bedroom occupies the second floor and has a good size en suite shower room. Outside, the private enclosed rear garden has a paved patio area, turfed lawn and fencing to the perimeter, whilst to the front of the property a driveway provides off road parking. The property is located within walking distance to the shops & amenities of Hilltop, plus a wider range of amenities & public transport links are available in Eastwood Town Centre, less than 1 mile away. Nearby primary schools include Florence Nightingale & there are a number of play & recreational areas within walking distance, perfect for buyers with young children & pets. To book your viewing, call our team.

Ground Floor

Entrance Hall

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

WC

WC, vanity sink with storage under, radiator, laminate wood flooring and obscured uPVC double glazed window to the front.

Lounge

4.5m x 3.93m (14' 9" x 12' 11") UPVC double glazed window to the rear, radiator, Karndean flooring and French doors leading to the rear garden.

Dining Kitchen

4.86m x 2.49m (15' 11" x 8' 2") A range of matching wall & base units, work surfaces incorporating an inset one & a half bowl stainless steel sink & drainer unit. Integrated appliances to include: waist height electric double oven , 5 ring gas hob with extractor over, fridge freezer, washing machine and dishwasher. UPVC double glazed window to the front, Karndean flooring, ceiling spotlights and radiator.

First Floor

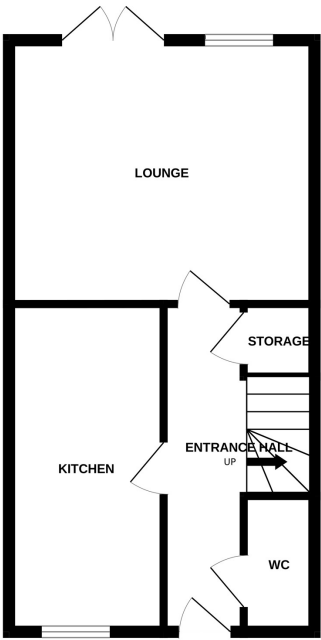
Landing

Built in storage cupboard, radiator, stairs to the second floor, doors to bedrooms 2 & 3 and family bathroom.

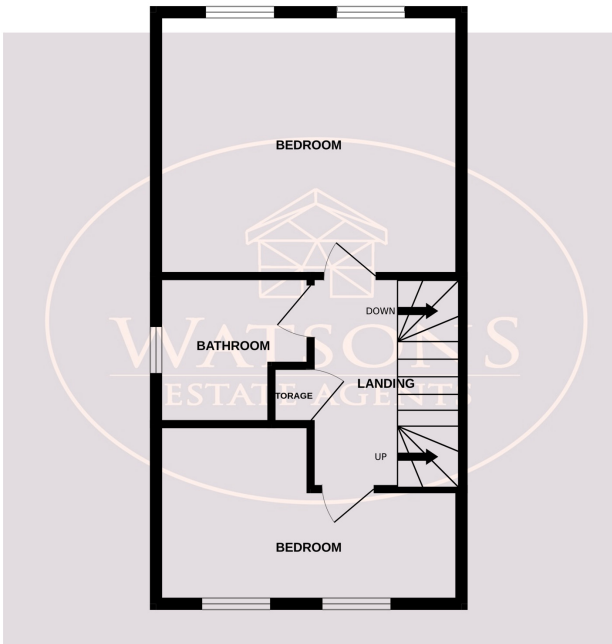
Bedroom 2

4.55m x 3.58m (14' 11" x 11' 9") Two uPVC double glazed windows to the rear, two radiators and Karndean flooring.

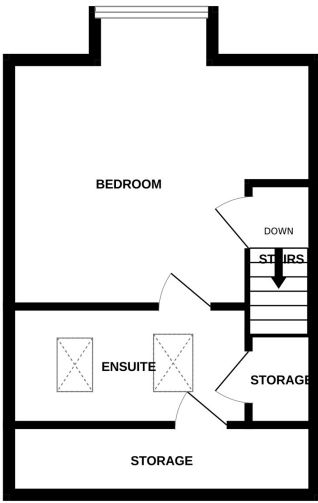
GROUND FLOOR



FIRST FLOOR



1ST FLOOR



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

4.51m x 1.54m (2.91m max) (14' 10" x 5' 1") Two uPVC double glazed windows to the front, radiator and Karndean flooring.

Bathroom

White three piece suite comprising WC, vanity sink unit and panel bath with mains fed dual rainfall effect shower over. Heated towel rail, ceiling spotlights, extractor fan, and obscured uPVC double glazed window to the side.

Second Floor

Bedroom 1

5.06m max x 3.45m (16' 7" x 11' 4") UPVC double glazed window to the rear, integrated eaves storage, ceiling spotlights, Karndean flooring and door to the en suite.

En Suite

White three piece suite in comprising WC, vanity sink unit and shower cubicle with mains fed dual rainfall effect shower over. Radiator, ceiling spotlights and two Velux windows.

Outside

To the front of the property is a brick paved driveway with parking for two cars. The South West facing, low maintenance rear garden offers a good level of privacy and comprising a paved patio, lawned garden and external tap. The garden is enclosed by timber fencing to the perimeter with gated access to the side.

*** AGENT NOTE ***

Agent Note: The seller has provided us with the following information; The gas boiler is located in the kitchen, it is 7 years old and was last serviced in August 2024.