

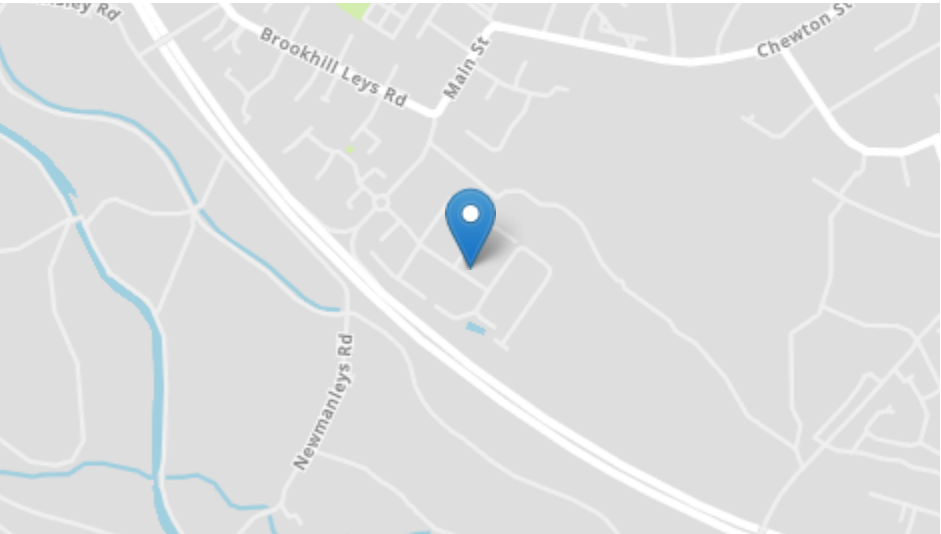
Beamlight Road, Eastwood, NG16 3JG

Offers Over £270,000



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		94
(81-91) <b>B</b>	83	
(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		
England, Scotland & Wales		
EU Directive 2002/91/EC		



- Detached Family Home
- 3 Double Bedrooms
- Light & Airy Lounge
- Modern Fitted Dining Kitchen
- Downstairs WC & Utility
- En Suite To Primary Bedroom
- Family Bathroom
- Enclosed Low Maintenance Garden
- Off Road Parking & Detached Garage

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 - 29355980

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





\*\*\* BLINDED BY BEAMLIGHT \*\*\* This stunning detached family home is approximately 4 years old and is located on a desirable development of modern homes with fantastic access to the A610/M1, perfect for access to Nottingham and Derby! Boasting well presented and spacious living accommodation this stylish home comes with all the usual refinements one would expect to find in a property of this type! The home comprises in brief; entrance hall, living room, ground floor wc, understairs storage, dining kitchen, utility and to the first floor is 3 DOUBLE bedrooms, ensuite to primary bedroom, family bathroom and storage. To the outside of the property are two off road parking spaces and detached single garage. This is a great opportunity to secure your next home, call our team today to book your viewing!

**Ground Floor**

**Entrance Hall**

Composite entrance door, uPVC double glazed window to the side, stairs to the first floor with under stairs storage and doors to lounge, downstairs wc and dining kitchen.

**Lounge**

3.94m x 3.69m (12' 11" x 12' 1") UPVC double glazed window to the front and radiator.

**Downstairs WC**

Comprising of wc, pedestal sink, radiator, extractor fan and ceiling spotlights.

**Breakfast Kitchen**

5.50m x 2.83m (18' 1" x 9' 3") A range of matching wall and base units with worksurfaces incorporating an inset 1.5 sink & drainer unit. Integrated appliances including electric oven, induction hob with extractor fan over, and breakfast bar. Plumbing for washing machine and space for fridge freezer, ceiling spotlights, laminate wood flooring, radiator, open access to utility, uPVC double glazed window to the rear and French doors to the rear.

**Utility**

Base unit with work surfaces, plumbing for washing machine and dryer, wall mounted combination boiler, storage cupboard and uPVC door to the side.

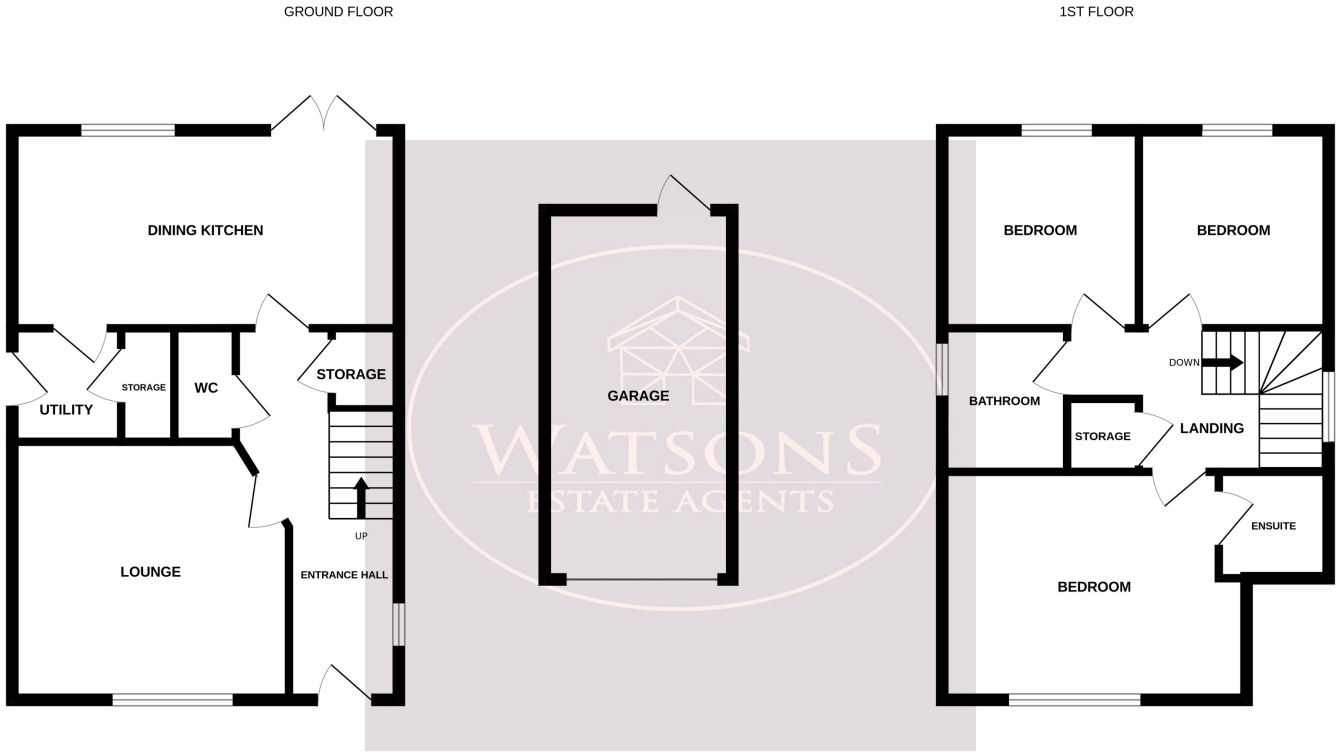
**First Floor**

**Landing**

UPVC double glazed window to the side, doors to all bedrooms and bathroom, storage cupboard and access to attic.

**Bedroom 1**

3.66m x 3.25m (12' 0" x 10' 8") UPVC double glazed window to the front, radiator and door to 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**

White 3 piece suite comprising wc, pedestal sink and mains fed cubicle shower. Chrome heated towel rail and obscured uPVC double glazed window to the front.

**Bedroom 2**

2.88m x 2.80m (9' 5" x 9' 2") UPVC double glazed window to the rear and radiator.

**Bedroom 3**

2.88m x 2.60m (9' 5" x 8' 6") UPVC double glazed window to the rear and radiator.

**Bathroom**

White 3 piece suite comprising wc, pedestal sink and panel bath with electric shower over. Ceiling spotlights extractor fan and obscured uPVC double glazed window to the side.

**Garage**

Detached single garage fitted with power, censored light and up and over door.

**Outside**

To the front of the property is a paved path leading towards the entrance door and a turfed lawn with a range of plants and shrubbery to the front and two off road parking spaces and detached garage. The rear garden features a boarded turf lawn, large porcelain patio and concrete steps with timber sleepers leading to a decking area.