

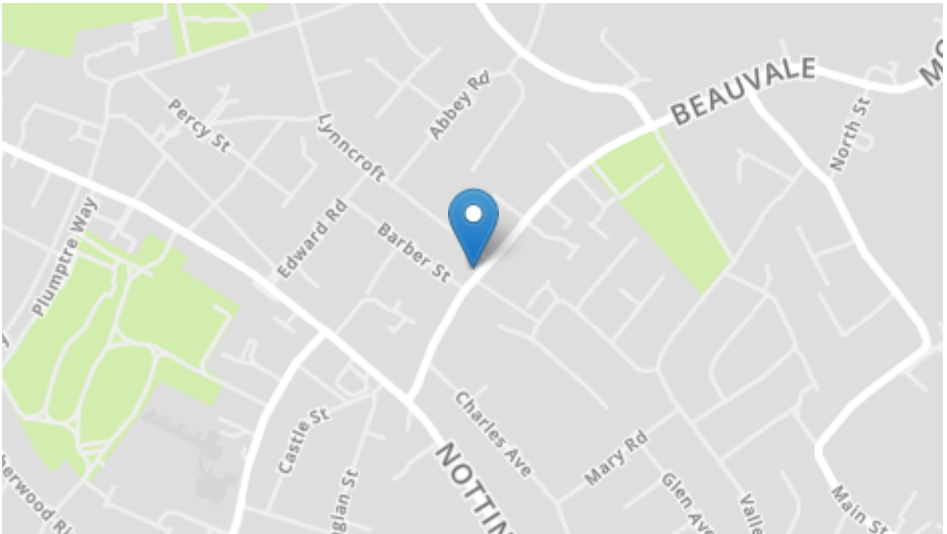
Dovecote Road, Eastwood, Nottingham, NG16 3FB

Offers Over £190,000



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(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		
	56	79
England, Scotland & Wales		
EU Directive 2002/91/EC		



- Semi Detached Home
- 2 Double Bedrooms
- Two Light & Airy Reception Rooms
- Study/Store Room
- Modern Fitted Kitchen & Utility Area
- Four Piece Bathroom Suite
- Beautifully Presented Throughout
- Low Maintenance Rear Garden
- Off Road Parking
- Ideal For First time Buyers

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 - 29383692

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





\*\*\* MORE THAN MEETS THE EYE \*\*\* This beautifully presented 2 DOUBLE BEDROOM semi detached home has so much to offer with an impressive 1216 SQFT of living space as well as a superb rear garden & driveway! Accommodation to the ground floor in brief comprises; entrance hall, light & airy lounge, dining room, study area, modern kitchen and utility. To the first floor you will find two DOUBLE bedrooms and a substantial four piece bathroom. To the rear, you will find a single driveway & upon entering the gate, a well kept garden with a tranquil feel making the perfect spot to host friends & family during the summer months. Dovecote Road offers a 'best of both worlds' location with stunning countryside close by perfect for dog walkers as well as excellent access to Eastwood Town Centre where you will find a wide range of retail shops, eateries and transport links to both Nottingham and Derby. If you're looking for a home with versatile space as well as character & charm, this property ticks all the boxes. We HIGHLY RECOMMEND a viewing to appreciate all on offer - call our team today on 01159385577 (OPTION 2).

\*\*\* AGENT NOTE \*\*\*

AGENT NOTE; The seller has passed on the following information; the gas boiler is located in the utility and is five years old, it was last serviced in February 2025. There is shared back garden access for bins to be emptied.

Entrance Hall

UPVC French entrance door with uPVC double glazed window to the front, and wooden internal door.

Lounge

3.96m x 3.62m (13' 0" x 11' 11") UPVC double glazed bay window to the front feature fire place, radiator and door to hall.

Hall

Stairs to first floor and doors to study/store and dining room.

Study/Store Room

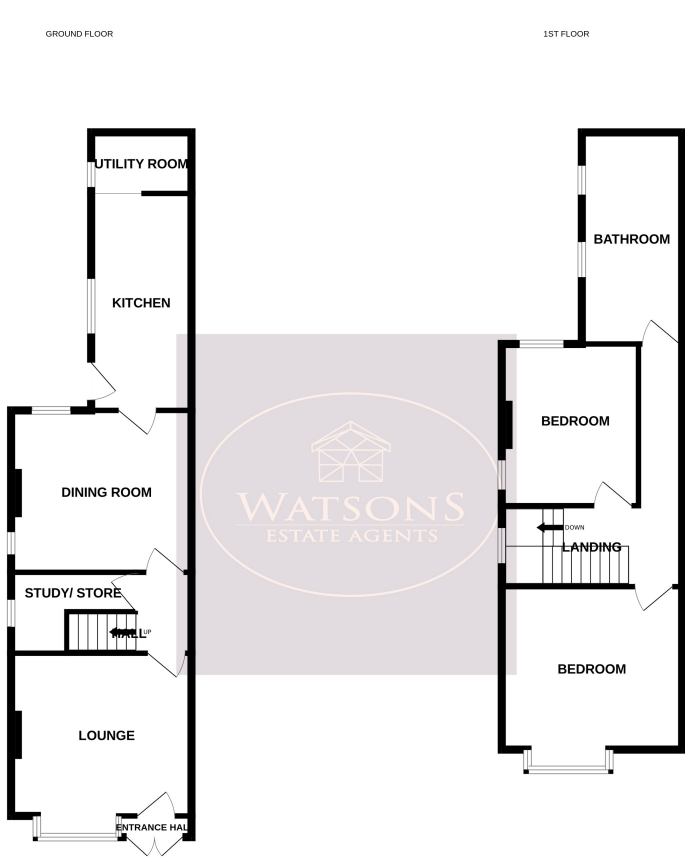
2.86m x 1.81m (9' 5" x 5' 11") UPVC double glazed window to the side.

Dining Room

4.20m x 3.60m (13' 9" x 11' 10") UPVC double glazed windows to the side and rear, vinyl flooring, feature fireplace and door to kitchen.

Kitchen

4.34m x 2.23m (14' 3" x 7' 4") A range of matching wall & base units with high gloss work surfaces incorporating black sink & drainer unit. Integrated appliances including eyelevel oven, 4 ring gas hob with extractor over and dishwasher. Tiled flooring, partially tiled walls, uPVC double glazed window to the side, composite door to the side and open access to the utility.



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 misstatement. 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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Utility

2.27m x 1.35m (7' 5" x 4' 5") UPVC double glazed window to the side, tiled flooring, radiator, space for washing machine and under counter fridge & freezer

First Floor

First Floor Landing

UPVC double glazed window to the side and doors to both bedrooms and bathroom.

Bedroom 1

3.68m x 3.63m (12' 1" x 11' 11") UPVC double glazed bay window to the front, fitted wardrobes and two radiators.

Bedroom 2

3.62m x 3.21m (11' 11" x 10' 6") UPVC double glazed window to the side and rear and two radiators.

Bathroom

4.69m x 2.23m (15' 5" x 7' 4") White four piece suite comprising wc, vanity sink with storage under, panel bath with mains fed shower over and mains fed cubicle shower. Two obscured uPVC double glazed window to the side, tiled flooring and partially tiled walls and radiator.

Outside

The front of the property features a paved pathway to the front entrance enclosed by a brick half wall. The rear of the property has a pathway leading to a raised patio seating area with gravel details and a range of plants and shrubbery. Palisaded by a mixture of brick walls and timber fencing with a timber gate to the rear leading to off road parking.