

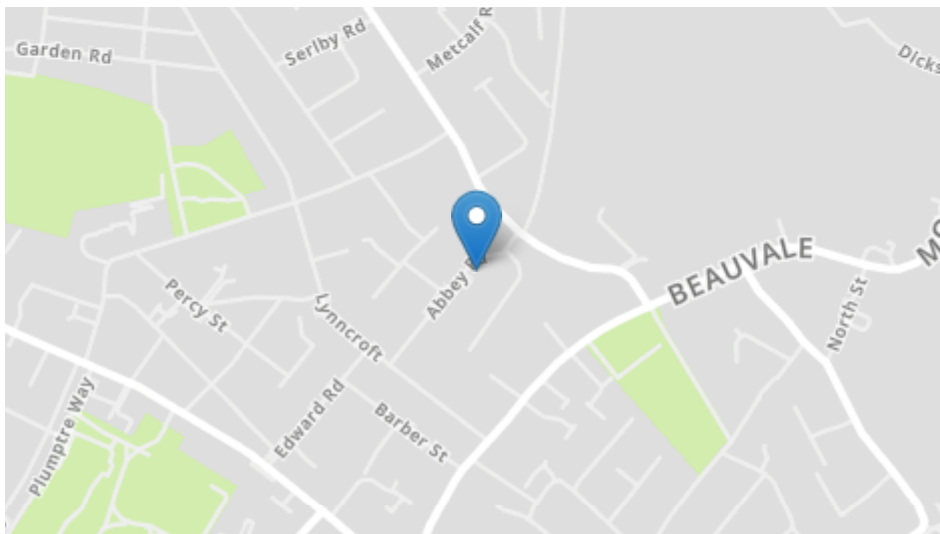
Abbey Road, Eastwood, NG16 3FF

Offers Over £290,000



Abbey Road, Eastwood, NG16 3FF

Offers Over £290,000



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C	73	
(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	



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 - 28106444

- Semi Detached House
- 3 Bedrooms
- Lounge
- Open Plan Dining Kitchen
- Driveway
- South East Facing Rear Garden
- Walking Distance to Schools & Amenities
- Beautifully Presented Throughout

Our Seller says....

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



*** 'HERE COMES THE SUN' ON ABBEY ROAD *** An extended, beautifully presented three bedroom family home on this sought after road lying on the edge of Newthorpe and Eastwood. Family living is at the heart of this wonderful home with the open plan kitchen/living/diner and south east facing rear garden. Briefly comprising; porch, hallway, lounge, kitchen/living/diner. To the first floor, three well proportioned bedrooms and family bathroom. Outside, driveway to the front, and a private south east facing garden to the rear. Located within easy reach of Eastwood town centre, a range of amenities including convenience stores, supermarkets, a lively bar scene and favoured schools are close by. Countryside walks in Newthorpe and Moorgreen, along with excellent transport links and access to the City, surrounding towns and nearby Ikea retail park put everything you could need nearby. Contact Watsons today to arrange a viewing.

Ground Floor

Entrance Hall

Wooden entrance door to the front, ceiling spotlights, under stairs storage cupboard and solid oak door to the cloakroom. Ceramic tiled flooring with underfloor heating, ceiling spotlights, solid oak door to the lounge, opening to the dining kitchen and stairs to the first floor.

Lounge

3.49m x 3.44m (11' 5" x 11' 3") UPVC double glazed window to the front, cast iron column radiator and solid oak parquet wood flooring. Feature fireplace with double sided multi fuel burner with opening to the dining kitchen.

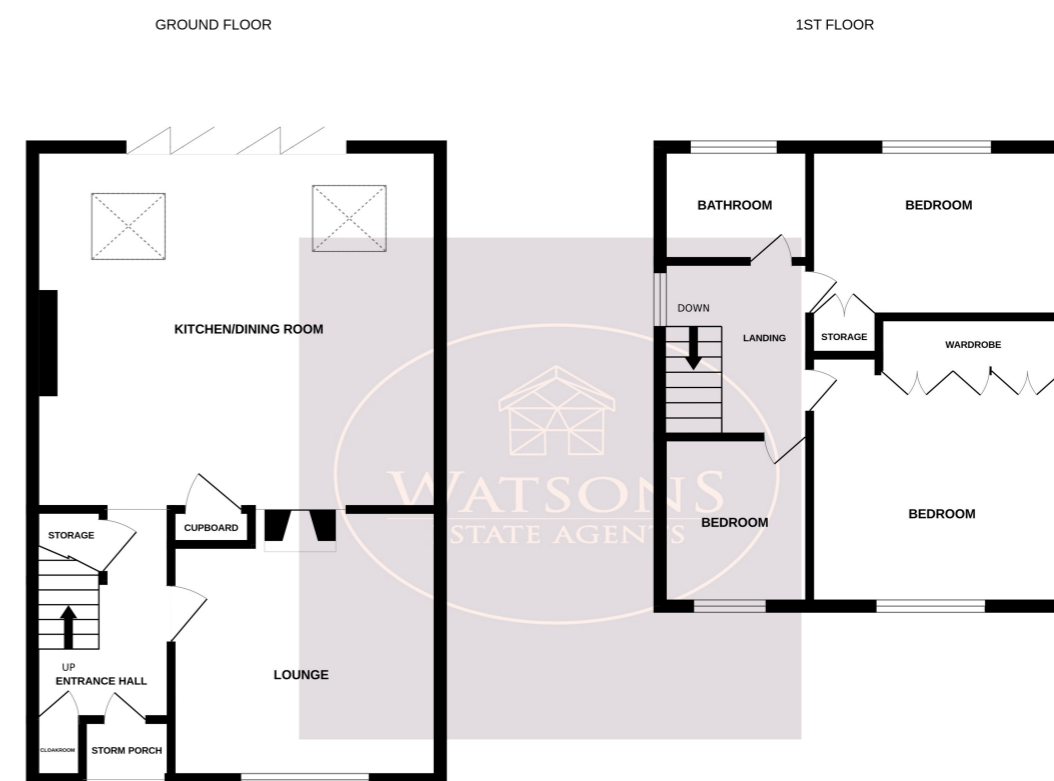
Dining Kitchen

5.55m x 4.92m (18' 3" x 16' 2") A range of matching shaker style solid wood wall and base units with quartz worksurfaces. Central island offering further storage and incorporating an inset 1.5 bowl stainless steel sink with flexi tap over. Integrated appliances including fridge freezer, dishwasher and washing machine. Space for range cooker with extractor over, ceiling spotlights, wood effect ceramic tiled flooring with underfloor heating and feature fireplace with double sided multi fuel burner open to the lounge. Dining area with vaulted ceiling, two skylights, and uPVC double glazed Bi-fold doors leading to the rear garden.

First Floor

Landing

UPVC double glazed window to the side, access to the partly boarded attic and solid oak 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. Made with Metropix ©2024

Bedroom 1

3.74m x 3.57m (12' 3" x 11' 9") UPVC double glazed window to the front with countryside views, column radiator and fitted wardrobes.

Bedroom 2

3.45m x 3.39m (11' 4" x 11' 1") UPVC double glazed window to the rear, column radiator and built in storage cupboard.

Bedroom 3

2.35m x 2m (7' 9" x 6' 7") UPVC double glazed window to the front with countryside views and column radiator.

Bathroom

White 3 piece suite comprising wc, vanity sink unit and panelled bath with mains fed rainfall shower over. Fully ceramic tiled walls and floor, chrome heated towel rail, ceiling spotlights, integrated Bluetooth speaker and obscured uPVC double glazed window to the rear.

Outside

To the front of the property is a gravelled driveway with space for multiple vehicles and steps leading towards the entrance door. The landscaped rear garden is enclosed by timber fencing to the perimeter with gated access to the side. The dining kitchen leads to a paved patio area fitted with wood effect parquet ceramic tiles, log store to the side, turfed lawn and flower bed boarders with a range of plants and shrubs. Towards the end of the garden, brick paved steps lead to a raised patio area with terrazzo effect ceramic tiles, and children's play area with rubber resin playground floor.