

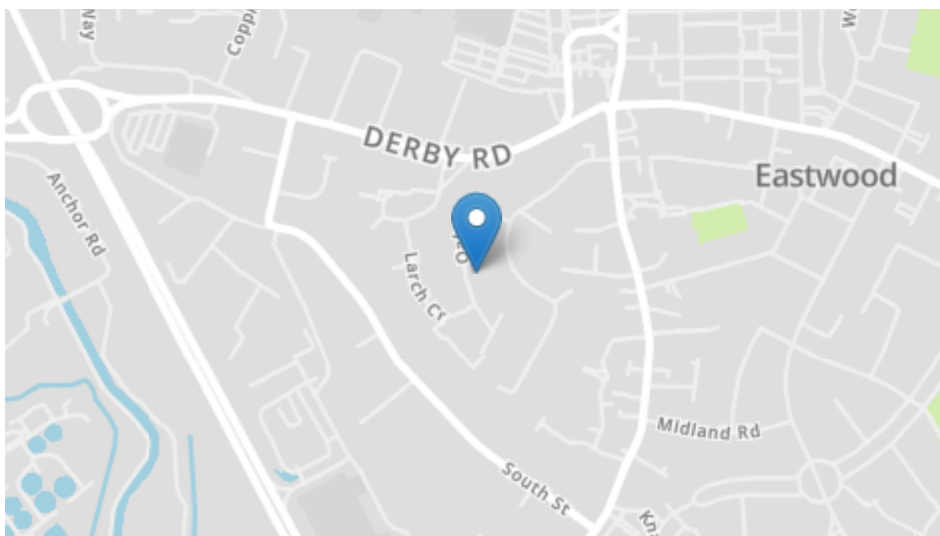
Oak Drive, Eastwood, NG16 3BW

£230,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		86
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	51	
(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	



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 mail@watsons-residential.co.uk  
 Ref - 19370682

- Detached Bungalow
- 2 Double Bedrooms
- Dining Kitchen
- Low Maintenance Rear Garden
- Driveway & Garage
- Well Maintained Throughout
- Popular Residential Location
- Walking Distance To Eastwood Town Centre

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  
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**\*\*\* DECEPTIVELY SPACIOUS \*\*\*** Oak Drive is a much sought after road in Eastwood and this detached bungalow would be perfect for buyers looking to down-size without compromising too much on living space. The accommodation briefly comprises: Entrance hallway, lounge, dining kitchen, 2 double bedrooms and a shower room fitted with a modern white suite. The property has been well maintained by our sellers making this a fuss free home you can enjoy from day one. Outside the property has a driveway to the side providing ample off road and leading to the single garage. The rear garden has a patio area with raised flower bed borders and small lawn making this a fairly low maintenance outdoor space. The garden is enclosed by timber fencing and has direct access to the garage. The property is located within walking distance of Eastwood Town Centre, which offers a wide range of shops, amenities and public services including doctors, dentists and vets. Nearby transport links include bus stops with regular routes running to various destinations including Kimberley, Nottingham & Alfreton. For more information or to book a viewing appointment, call our team.

#### Entrance Hall

Entrance door, storage cupboard, cloak room, access to the attic (partly boarded with drop down ladder) radiator and doors to both bedrooms and bathroom.

#### Lobby

Obscured uPVC door, double glazed window to the side, tiled flooring and door to the dining area.

#### Lounge

5.1m x 3.6m (16' 9" x 11' 10") UPVC double glazed bay window to the front, uPVC double glazed window to the side, wood mantle piece with stone hearth and inset space for fire.

#### Kitchen

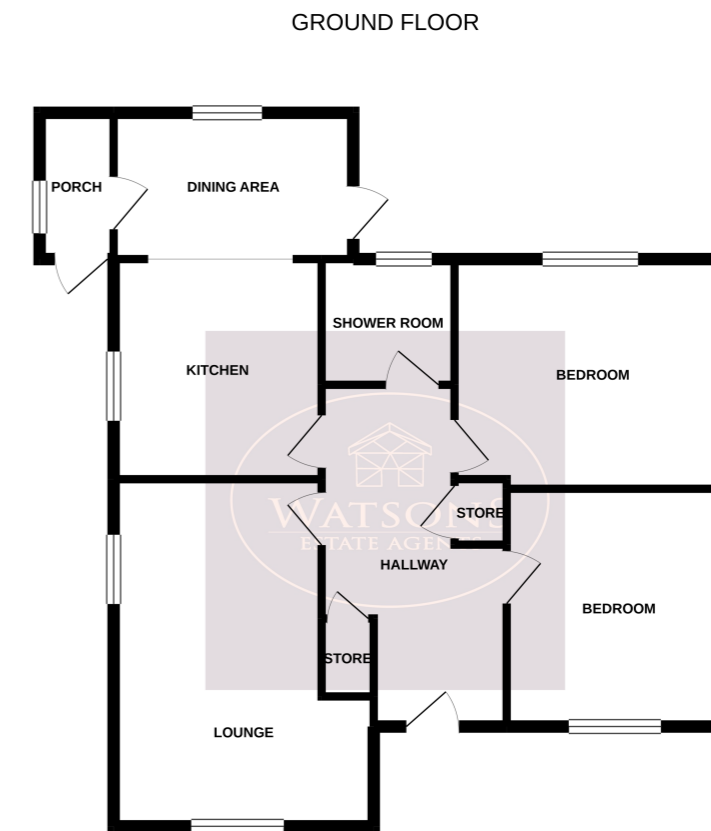
3.18m x 3.05m (10' 5" x 10' 0") A range of matching wall & base units, work surfaces incorporating a one & a half bowl stainless steel sink & drainer unit. Space for cooker with extractor over, integrated washing machine, tiled flooring and uPVC double glazed window to the side. Open plan to the dining area.

#### Dining Area

3.14m x 2.11m (10' 4" x 6' 11") UPVC double glazed window to the rear, tiled flooring and French doors to the rear garden.

#### Bedroom 1

4.0m (to the wall) x 3.3m (13' 1" x 10' 10") UPVC double glazed window to the rear, radiator and a range of fitted furniture including wall to wall wardrobes.



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 2

3.28m x 3.26m (10' 9" x 10' 8") UPVC double glazed window to the front and radiator.

#### Shower Room

3 piece suite in white comprising WC, floating vanity sink unit and shower cubical with dual rainfall effect shower. Chrome heated towel rail, extractor fan and obscured uPVC double glazed window to the rear.

#### Outside

To the front of the property a paved driveway provides ample off road parking and leads to the single garage with up and over door and power. The front lawn has flower bed borders with a range of plants and shrubs adding to the kerb appeal of this attractive home. The rear garden has a paved patio area with raised flower bed borders, and a small lawn making this a pleasant and manageable outdoor space. The garden is enclosed by timber fencing and has direct access to the garage.