

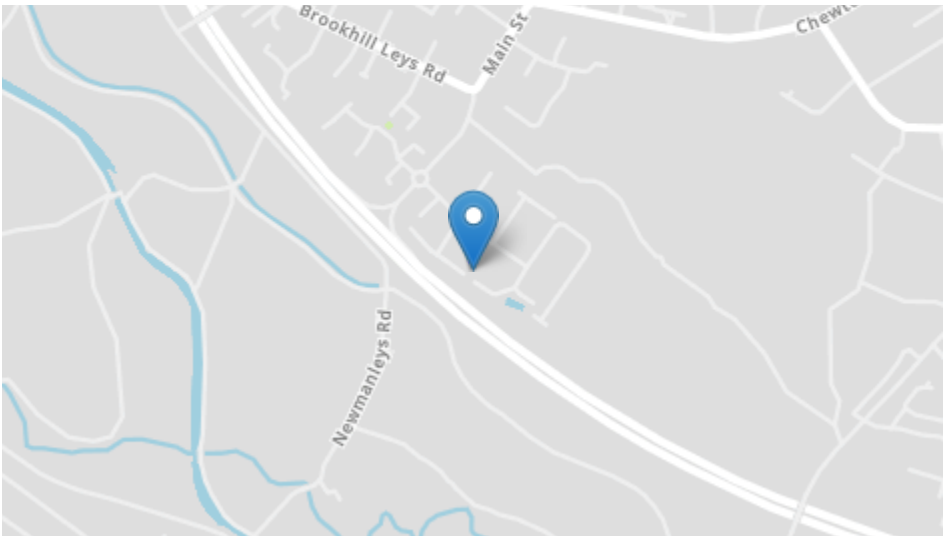
Butterfly Place, Eastwood, NG16 3RW

Offers Over £260,000



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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>	82	
(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
- Three Good Size Bedrooms
- Spacious Lounge
- Light & Airy Fitted Dining Kitchen
- Downstairs WC & Ensuite To Primary Bedroom
- Three Piece Family Bathroom
- Garage & Double Width Driveway
- Enclosed Low Maintenance Rear Garden
- Cul De Sac Location
- Great Road & Transport Links (A610)

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 - 29422490

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





\*\*\* THIS HOME WILL SET YOUR HEART A-FLUTTER \*\*\* This stunning detached family home is located in the popular Persimmon homes development in New Eastwood with easy access to a wide range of amenities and key road links including the A610 and M1 motorway, giving it the perfect blend of strategic placement and aesthetic enjoyment. The property comprises in brief; porch, lounge, internal hall, downstairs wc, and dining kitchen. The first floor has three good size bedrooms and bathroom and to the outside is a garage, double width driveway and enclosed low maintenance rear garden perfect for enjoying those sunny days or cool winter evenings. This home definitely deserves further inspection to truly appreciate the location and beauty of this property. Call our Eastwood Team today to book your viewing! 0115 938 5577 (Option 2)

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

AGENT NOTE: The seller has provided us with the following information; the central heating system is located in the kitchen, it is four years old.

Ground Floor

Porch

UPVC entrance door, and internal door to lounge.

Lounge

4.82m x 3.18m (15' 10" x 10' 5") Internal entrance door from porch, UPVC triple glazed window to the front, radiator and door to inner hall.

Internal Hall

Stairs to first floor, radiator and door to downstairs wc.

Downstairs WC

Wc, pedestal sink, vinyl flooring and radiator.

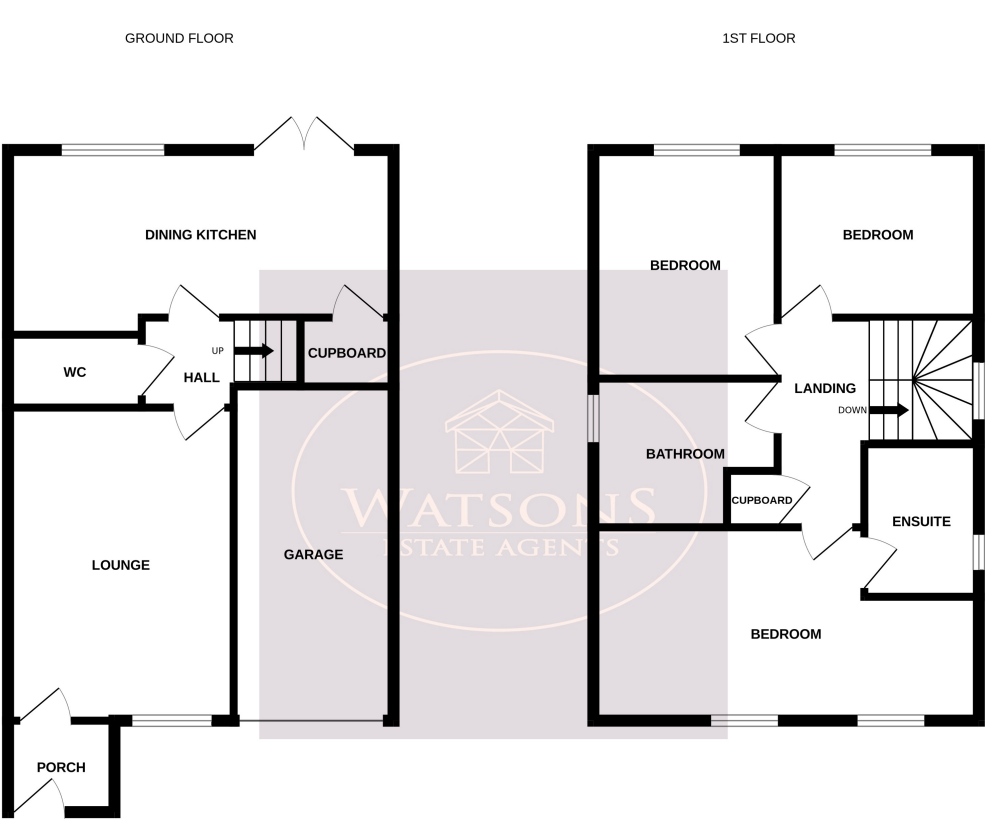
Dining Kitchen

5.76m x 2.53m (18' 11" x 8' 4") A range of matching wall and base units with worksurfaces incorporating a sink & drainer unit. Integrated appliances including waist height oven, 4 ring gas hob with extractor fan over and fridge freezer. UPVC triple glazed window to the rear, cloak cupboard, wall mounted cupboard housing combination boiler, laminate wood flooring, radiator and UPVC French doors to the rear garden.

First Floor

First Floor Landing

UPVC triple glazed window to the side, bifold storage cupboard, access to attic, radiator and doors to bedrooms and 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 12/2025

Bedroom 1

5.82m x 2.72m (19' 1" x 8' 11") Two UPVC triple glazed window to the front, radiator and door to en suite.

En Suite

White three piece suite comprising wc, pedestal sink, and cubicle shower. Obscured UPVC triple glazed window to the side and radiator.

Bedroom 2

3.79m x 2.72m (12' 5" x 8' 11") UPVC triple glazed window to the rear and radiator.

Bedroom 3

3.01m x 2.33m (9' 11" x 7' 8") UPVC triple glazed window to the rear and radiator.

Bathroom

White three piece suite comprising wc, pedestal sink and panel bath with mains fed shower over. Obscured uPVC triple glazed window to the side, partially tiled walls, vinyl flooring and radiator.

Garage

Attached single garage, fitted with power and up and over doors.

Outside

To the front of the property is a tarmacadam double width driveway leading to the garage, paved pathway to the porch and timber gate giving access to the rear garden. The rear garden features a paved patio seating area, raised turfed lawn area with timber flower bed bordering, palisaded by timber fencing.