

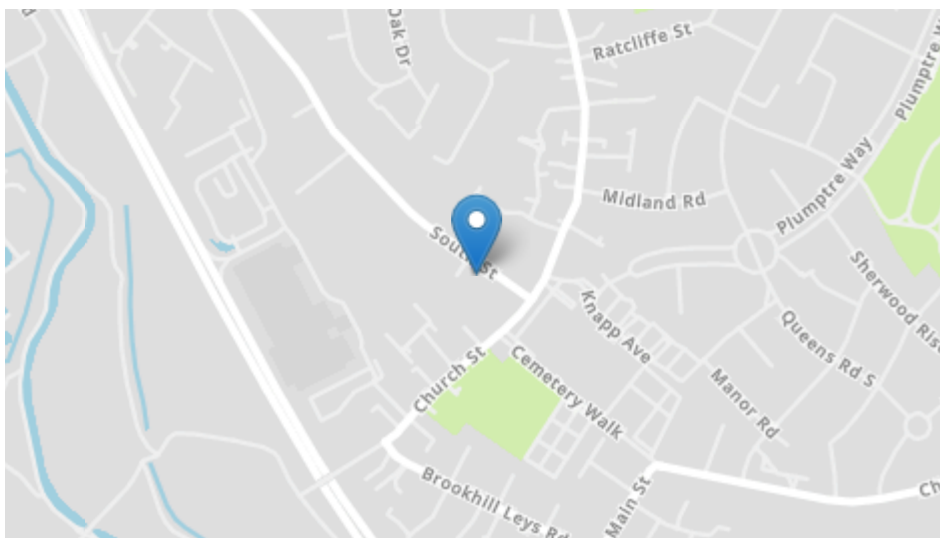
South Street, Eastwood, NG16 3PF

£200,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



- Semi Detached Family Home
- 3 Bedrooms
- Cul-De-Sac Position
- Conservatory
- Generous South-Facing Garden
- Walking Distance To Amenities
- Excellent Road & Public Transport Links
- Viewing Advised

Our Seller says....

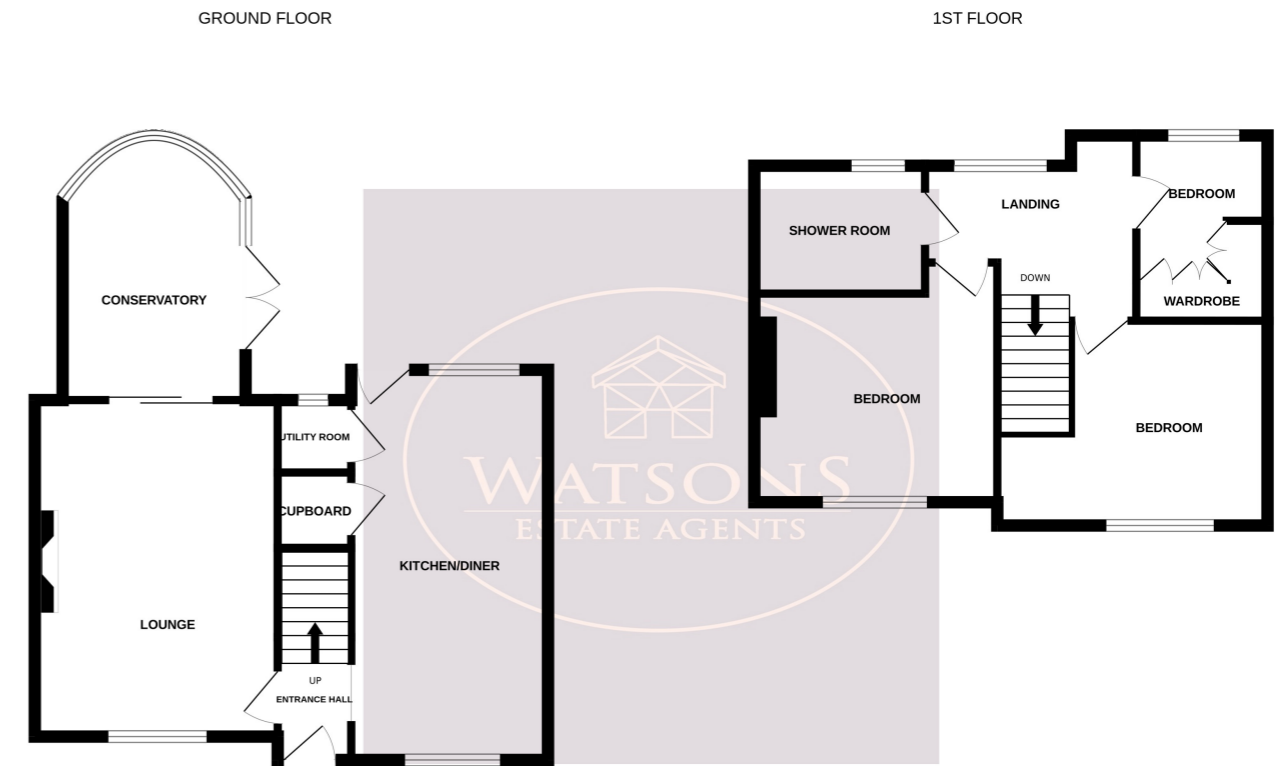
want to view?
 Call us on 0115 938 5577
 Our lines are open 8am - 8pm
 7 Days a week
 or email
 mail@watsons-residential.co.uk
 Ref - 27026926

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



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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*** NO ORDINARY SEMI! *** Nestled away at the end of a cul-de-sac, this 3 bed semi detached home enjoys both a quiet position and a generous plot. The south-facing rear garden is larger than than it may appear and has a fixed gazebo & timber built bar for those who like to socialise! The accommodation is immaculate throughout, comprising in brief: lounge, dining kitchen, conservatory, upstairs landing to the 3 bedrooms and family bathroom. A generous presscrete type driveway to the front provides good off street parking. This location is a short distance from all the amenities of Eastwood Town Centre as well as schools & key road links including the A610 & M1 motorway. Call our sales team now to arrange a viewing.

Ground Floor

Entrance Hall

UPVC double glazed entrance door to the front, radiator, stairs to the first floor and doors to the lounge and dining kitchen.

Lounge

4.89m x 3.5m (16' 1" x 11' 6") Aluminium double glazed window to the front, radiator, real flame gas fire and sliding patio doors to the conservatory.

Dining Kitchen

5.69m x 2.84m (18' 8" x 9' 4") A range of matching wall & base units, work surfaces incorporating an inset sink & drainer unit. Integrated appliances to include: waist height electric oven & microwave, 5 ring gas hob with extractor over, fridge freezer and dishwasher. Utility cupboard with plumbing for washing machine, under stairs storage/walk in pantry, Karndean flooring, radiator and aluminium double glazed windows to the rear & front.

Conservatory

Brick & uPVC double glazed construction, tiled flooring, radiator, pitched glass roof and French doors leading to the rear garden.

First Floor

Landing

Aluminium double glazed window to the rear, access to the attic (partly boarded with drop down ladder) and doors to all bedrooms and bathroom.

Bedroom 1

3.67m (3.91m max) x 2.94m (12' 0" x 9' 8") Aluminium double glazed window to the front, wood effect laminate flooring and radiator.

Bedroom 2

3.17m (3.52m max) x 2.83m (10' 5" x 9' 3") Aluminium double glazed window to the front, wood effect laminate flooring and radiator.

Bedroom 3

2.68m x 2.0m (8' 10" x 6' 7") Aluminium double glazed window to the rear, fitted furniture, wood effect laminate flooring and radiator.

Bathroom

3 piece suite in white comprising WC, vanity sink unit and oversized shower cubicle with mains fed duel rainfall effect shower over. Chrome heated towel rail, ceiling spotlights, airing cupboard housing the combination boiler and obscured aluminium double glazed window to the rear.

Outside

To the front of the property a brick paved driveway provides ample off road parking. the South facing rear garden comprises a paved patio with brick built gazebo over with power, turfed lawn, flower bed borders with a range of plants & shrubs and an allotment area to the bottom. Two timber built sheds - one measuring 4.85m x 4.34m which has been converted to a bar with power. The garden is enclosed by timber fencing to the perimeter with gated access to the side.