

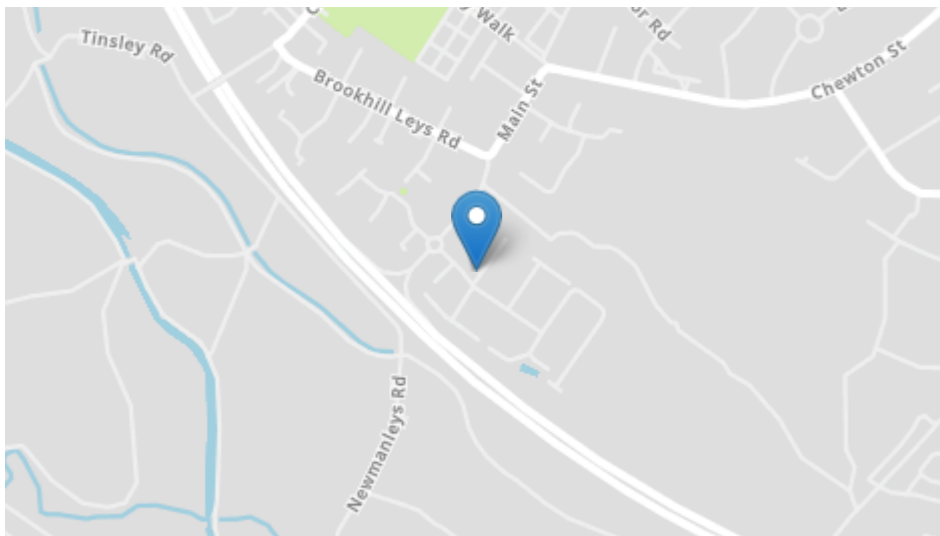
Garland Drive, Eastwood, NG16 3NS

£220,000

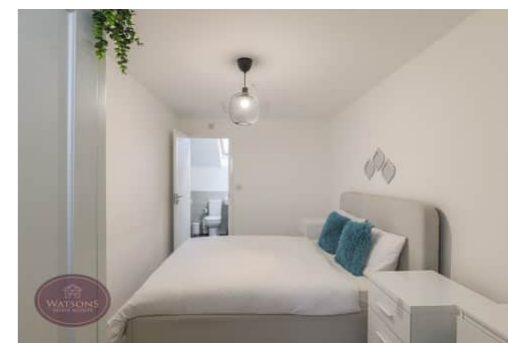


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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		<b>95</b>
(81-91)	<b>B</b>	<b>84</b>	
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	



- Three Storey End Terrace Home
- 3 Double Bedrooms
- Lounge
- Modern Fitted Dining Kitchen
- Downstairs WC, En Suite & Family Bathroom
- Driveway
- Low Maintenance Rear Garden
- Easy Access To A610 & M1 Motorway

Our Seller says....

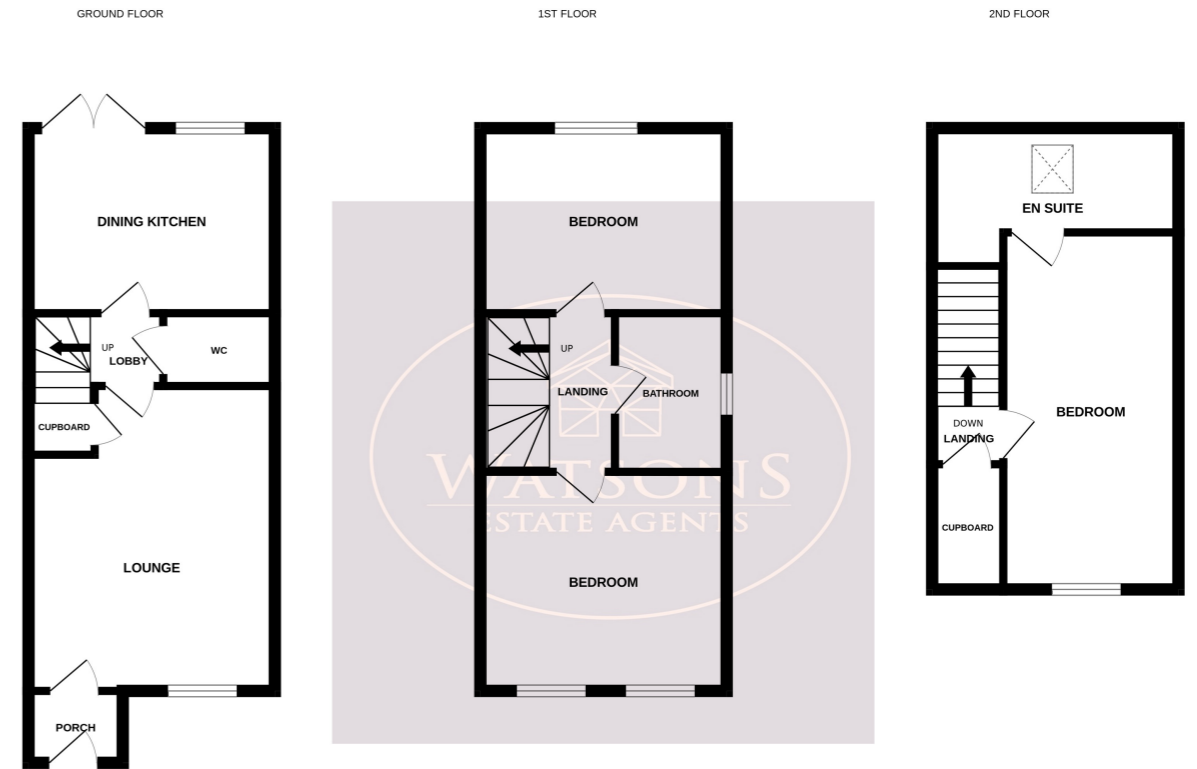
want to view?  
 Call us on 0115 938 5577  
 Our lines are open 8am - 8pm  
 7 Days a week  
 or email  
 mail@watsons-residential.co.uk  
 Ref - 26917476

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.



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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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\*\*\* GARLAND WILL BE GREAT FOR YOU! \*\*\* NO CHAIN \*\*\* This 3 DOUBLE bedroom end town house is only 2 years old and is located on desirable development of modern homes with fantastic access to the A610/M1, perfect for access to Nottingham and Derby! Boasting well presented and spacious living accommodation comprising of; living room, downstairs WC, kitchen/dining room, 2 double bedrooms with family bathroom on the first floor and a generous master bedroom with en suite on the second floor. Outside there is an easy to maintain garden and private driveway to the front. This stylish home comes with all the usual refinements one would expect to find in a property of this type! Call our team today to book your viewing! \*\*\* ACT NOW FOR THE CHANCE TO BEAT THE STAMP DUTY INCREASE - OUR EXPERIENCED TEAM ARE READY TO TAKE YOUR CALL. \*\*\*

## Ground Floor

### Entrance Porch

Composite entrance door to the front, door to the lounge.

### Lounge

4.44m x 3.61m (14' 7" x 11' 10") UPVC double glazed window to the front, laminate wood flooring, radiator, built in storage cupboard and door to the lobby.

### Lobby

Doors to the lounge, dining kitchen and wc, stairs to the first floor.

### Dining Kitchen

3.59m x 2.69m (11' 9" x 8' 10") A range of matching wall & base units with worksurfaces incorporating an inset 1.5 bowl sink and drainer unit. Integrated appliances including fridge freezer, washing machine, dishwasher, electric oven and gas hob with extractor over. Cupboard housing the combination boiler, laminate wood flooring, radiator, uPVC double glazed window and French doors to the rear.

### WC

WC, pedestal sink, extractor fan and laminate wood flooring.

## First Floor

### Landing

Doors to the bathroom and bedrooms 2 & 3. Stairs to the second floor.

### Bedroom 2

3.59m x 3.19m (11' 9" x 10' 6") 2 uPVC double glazed windows to the front and radiator.

### Bedroom 3

3.61m x 2.68m (11' 10" x 8' 10") UPVC double glazed window to the rear and radiator.

### Bathroom

White 3 piece suite comprising wc, pedestal sink and panelled bath with mains fed shower over. Partly tiled walls, chrome heated towel rail, extractor fan and obscured uPVC double glazed window to the side.

## Second Floor

### Landing

Built in storage cupboard and door to bedroom 1.

### Bedroom 1

5.22m x 2.55m (17' 2" x 8' 4") UPVC double glazed window to the front, radiator, access to the attic and door to the en suite.

### En Suite

White 3 piece suite comprising wc, pedestal sink and shower cubicle with mains fed shower. Velux window, chrome heated towel rail, tiled floor and partly tiled walls.

### Outside

To the front of the property is a tarmac driveway and paved path leading to the front door. The low maintenance rear garden is enclosed by timber fencing with gated access to the side and comprises timber decking area, artificial lawn and gravel flower bed borders.