

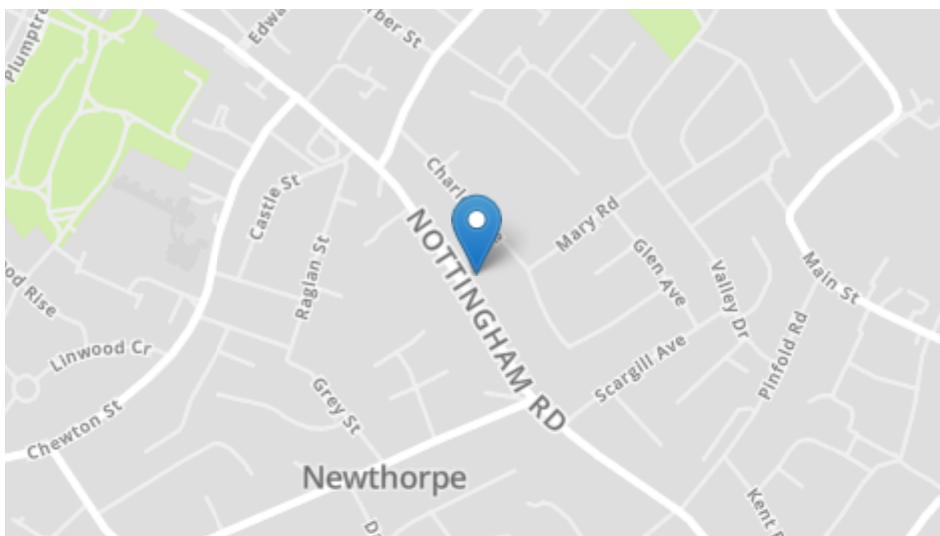
Nottingham Road, Eastwood, Nottingham, NG16 2AP

Guide Price £350,000



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



- 3 Storey Detached Family Home
- 5 Bedrooms
- Modern Open Plan Dining Kitchen
- En Suite To Primary Bedroom
- Driveway & Garage
- Private Rear Garden
- Excellent Road & Public Transport Links
- Walking Distance To Amenities

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 - 27038061

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



GUIDE PRICE £350,000 - £375,000 *** ** THE ULTIMATE FAMILY HOME *** If you're searching for your forever home then feast your eyes on this SUBSTANTIAL 5 bedroom detached house. With accommodation spanning across three floors, this property certainly isn't short of space. The ground floor in brief comprises; entrance hallway, lounge with multi fuel burner, and modern open plan dining kitchen ideal for entertaining. To the first floor there are four bedrooms and shower room along with stairs leading to the second floor where you will find a generous primary bedroom with en suite bathroom. Externally there is a large driveway & garage along with a low maintenance rear garden perfect for the summer months. Located in Eastwood, Nottingham Road offers a convenient location within walking distance of local shops, amenities and bus routes directly into Nottingham City Centre. Eastwood Town Centre is only a short drive away where you will find a large variety of shops, eateries and both Primary & Secondary schools. Along with access to the A610/M1 and Ikea Retail Park this location has something to offer everyone! Call our team today to arrange your viewing!

Ground Floor

Entrance Hall

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

Lounge

4.08m x 3.74m (13' 5" x 12' 3") UPVC double glazed window to the front, inset multi fuel log burning stove, radiator, wood effect laminate flooring and French doors to the dining kitchen.

Dining Area

3.34m x 3.34m (10' 11" x 10' 11") Wood effect laminate flooring, radiator, and uPVC double glazed French doors leading to the rear garden.

Kitchen Area

3.34m x 2.74m (10' 11" x 9' 0") A range of matching wall & base units, work surfaces incorporating a sink & drainer unit. Integrated electric oven & hob with extractor over. Plumbing for washing machine, wood effect laminate flooring, under stairs storage cupboard. UPVC double glazed window to the rear.

First Floor

Landing

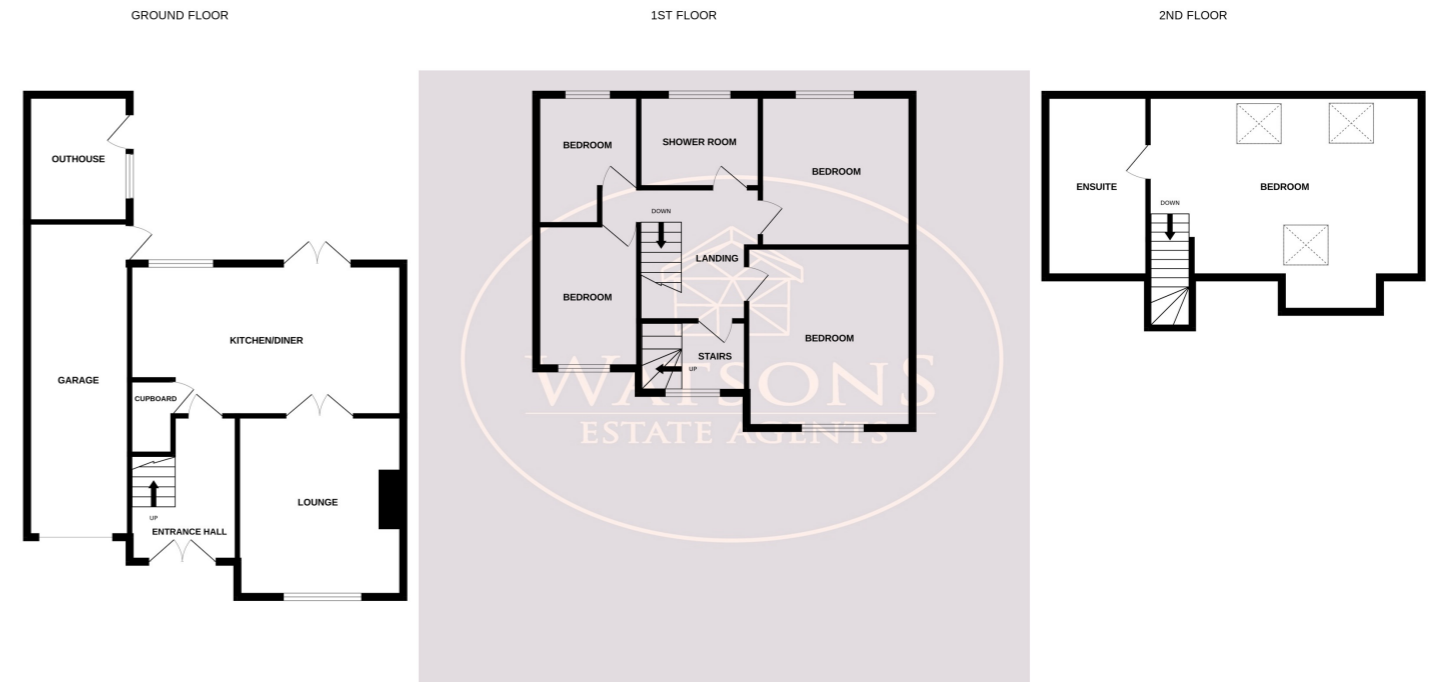
Doors to bedrooms 2, 3, 4 & 5 and family shower room.

Bedroom 2

4.06m x 3.6m (13' 4" x 11' 10") UPVC double glazed window to the front, a range of fitted wardrobes and radiator.

Bedroom 3

3.36m x 3.36m (11' 0" x 11' 0") UPVC double glazed window to the rear and radiator.



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 4

3.17m x 2.42m (10' 5" x 7' 11") UPVC double glazed window to the front and radiator.

Bedroom 5

2.7m x 2.32m (8' 10" x 7' 7") UPVC double glazed window to the rear and radiator.

Shower Room

3 piece suite in white comprising WC, vanity sink unit and walk in shower with fixed rain forest shower head. Heated towel rail and obscured uPVC double glazed window to the rear.

Second Floor

Primary Bedroom

6.69m x 4.11m (21' 11" x 13' 6") 2 uPVC double glazed velux windows to the rear, uPVC double glazed velux window to the front, radiator, wood effect laminate flooring, ceiling spotlights and door to the en suite.

En Suite

3 piece suite in white comprising WC, pedestal sink unit and bath. Heated towel rail, tiled flooring and uPVC double glazed velux window to the rear.

Outside

To the front of the property are raised flower bed borders. A brick paved driveway provides ample off road parking and leads to the single garage with rollup door and power. The rear garden offers a good level of privacy and comprises a covered Indian stone patio seating area, timber built decking idea for a hot tub, steps up to the artificial lawn and doors to the outhouse and garage. The garden is enclosed by timber fencing to the perimeter.