

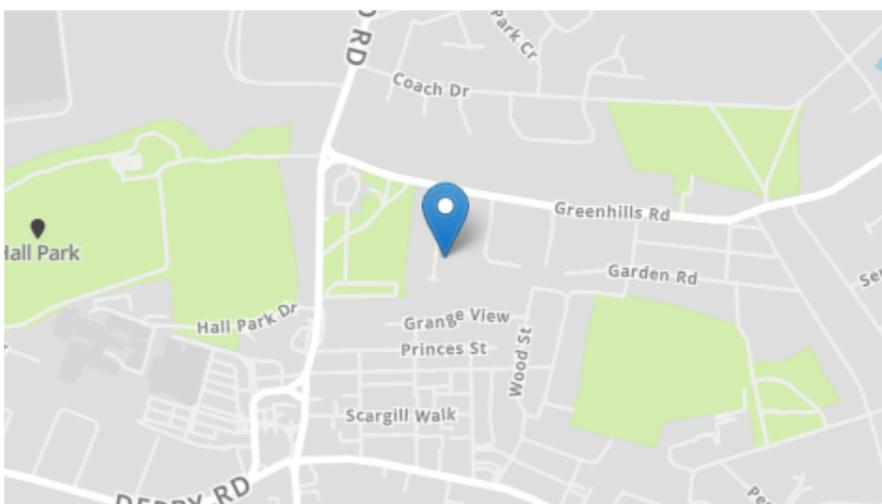
Moorfields Avenue, Eastwood, NG16 3DF

Offers Over £240,000



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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			
		71	82
England, Scotland & Wales		EU Directive 2002/91/EC	



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 - 30175022

Our Seller says....

- Semi Detached Family Home
- Three Bedrooms
- Two Spacious Reception Rooms
- Breakfast Kitchen
- Light & Airy Orangery
- Downstairs WC & Three Piece Family Bathroom
- Large Well Established Rear Garden
- Driveway Parking & Car Port
- Close To Amenities & Public Transport
- Great Road Links

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



*** YOU WILL BE LEFT WANTING MOOR AFTER SEEING MOORFIELDS! *** This charming 3 bedroom semi detached family home will blow you away with its location, character, charm and overall condition! Located in a quiet cul-de-sac close to the town centre and boasting generous living space with an entrance hallway, dining room, living room, extended kitchen/dining room, downstairs WC and a wonderful conservatory overlooking the landscaped garden. To the first floor are 3 bedrooms and a re-fitted family bathroom. Outside you will be blown away by the beautiful rear garden which backs onto Mansfield Road Recreation Park, and to the front a private driveway for several vehicles which leads to a car port. This lovely home will surely appeal to those looking for a place for your family to put down roots so to ensure that you get to see this beautiful family home as soon as you can call our Eastwood team today!

Ground Floor

Entrance Hall

Wooden entrance door with led light glass, kardean wood effect flooring, radiator, access to downstairs wc, and stairs leading to first floor.

Downstairs wc

Obscured uPVC double glazed window to the rear and side, wc, vanity sink with storage underneath, extractor fan, ceiling spotlights and kardean wood effect flooring.

Lounge

5.64m x 3.20m (18' 6" x 10' 6") Feature fireplace, radiator, sliding doors into dining room, and French doors to the orangery.

Dining Room

3.64m x 3.48m (11' 11" x 11' 5") Bay upVC double glazed led light window to the front, radiator and sliding doors to lounge.

Kitchen

4.87m x 3.48m (16' 0" x 11' 5") A range of matching wall & base units with granite worksurfaces incorporating an inset 1.5 ceramic sink and drainer unit. Integrated appliances including range cooker, fridge freezer, washing machine and dishwasher. UPVC double glazed window to the rear, kardean wood effect flooring, ceiling spotlights, radiator and door to front.

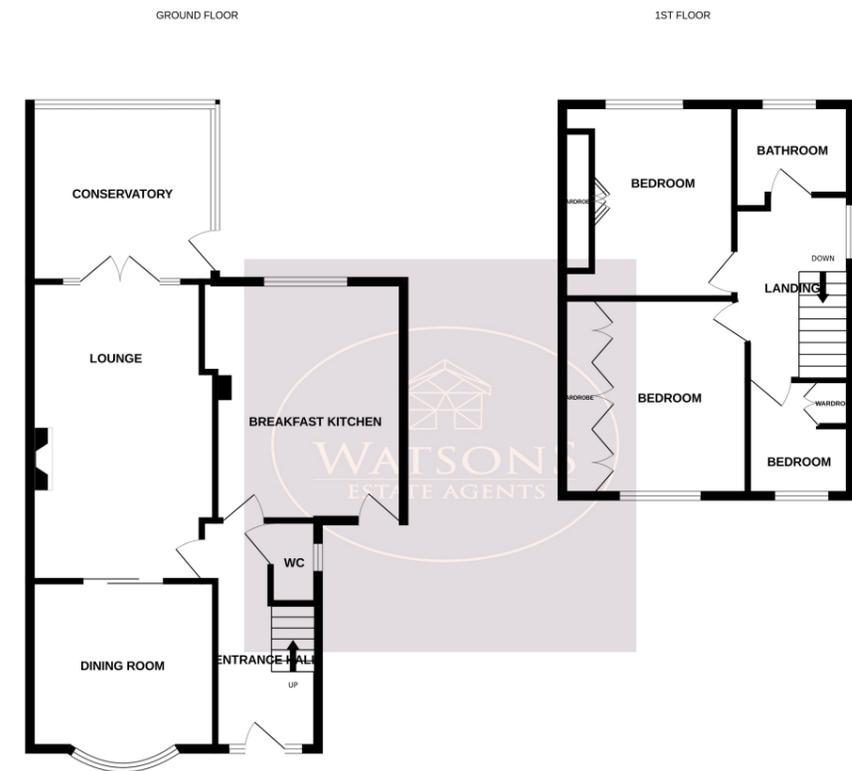
Orangery

UPVC double glazed window to the rear and side, ceramic tiled flooring with under floor heating and shutter blinds.

First Floor

First Floor Landing

UPVC double glazed window to the side, access to fully boarded attic loft with Velux windows and doors to all bedrooms & 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.
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Bedroom 1

3.11m x 2.90m (10' 2" x 9' 6") UPVC double glazed windows to the front, fitted wardrobe and radiator.

Bedroom 2

3.70m x 2.78m (12' 2" x 9' 1") UPVC double glazed window to the rear, fitted wardrobe and radiator.

Bedroom 3

2.11m x 1.82m (6' 11" x 6' 0") UPVC double glazed window to the front and radiator.

Bathroom

White 3 piece suite comprising wc, vanity sink with storage, panel bath with mains mains fed shower over. Vanity mirror, chrome heated towel rail, ceiling spotlights and obscured uPVC double glazed window to the rear.

Outside

To the front of the property is a paved driveway leading to a car port hedged by a stone wall and gravel edging. To the side of the drive is a turfed lawn with a range of flowers beds, shrubbery and trees. The rear garden features stone steps down to the a paved pathways to the bottom of the garden, hedged by flower beds with a range of plants and shrubbery. To the side is a turfed lawn, koi fish pond, enclosed by timber fencing and shrubbery, leading towards a raised composite decking area, with summer house and iron fencing.

*** AGENT NOTE ***

AGENT NOTE: The seller has provided us with the following information: the gas boiler is located in the loft and is seven years old.