

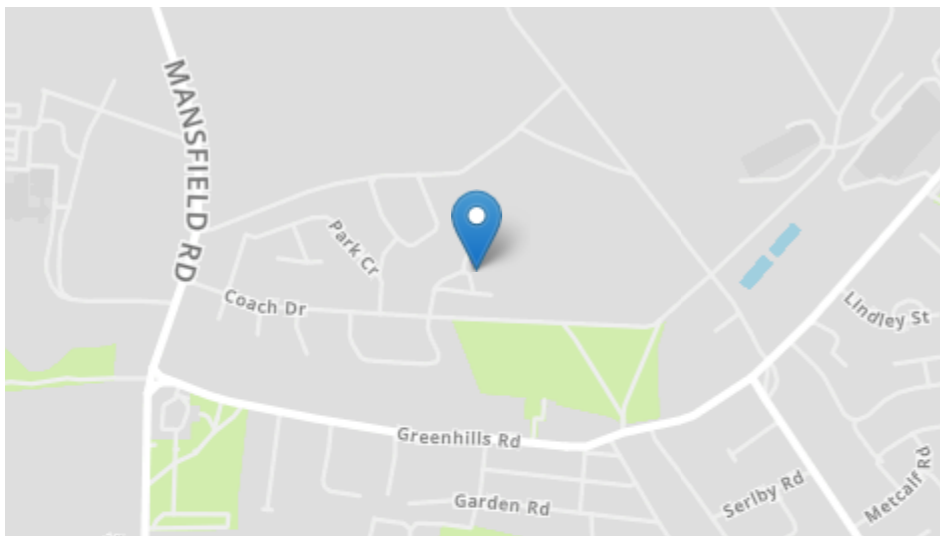
Meadow Close, Eastwood, NG16 3DQ

£300,000



Meadow Close, Eastwood, NG16 3DQ

£300,000



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	64	78
(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 Bungalow
- 3 Double Bedrooms
- Open Plan Lounge Diner
- Sitting Room
- Utility Room & WC
- Family Bathroom
- Driveway & Garage
- In Need Of Some Modernisation
- No Upward Chain

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 - 27628502

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.

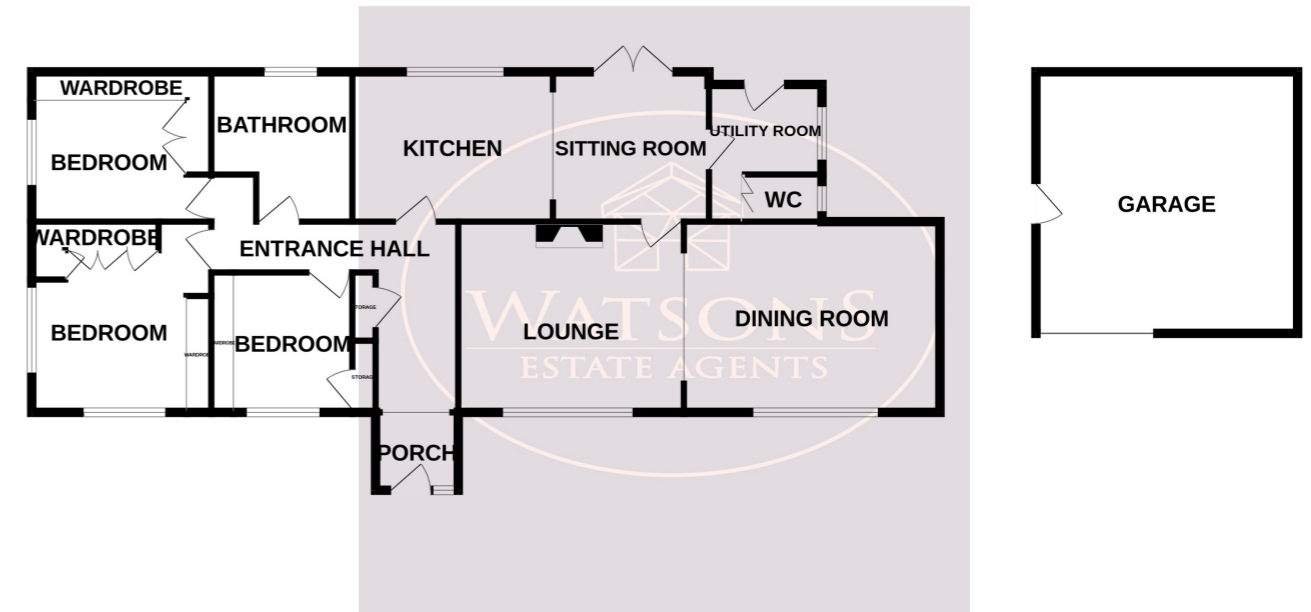


40 Main Street, Kimberley, NG16 2LY  
 www.watsons-residential.co.uk

0115 938 5577  
 8am-8pm - 7days



## GROUND FLOOR



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 ©2024

**\*\* SEEING IS BELIEVING! \*\*\*** You will not be disappointed when you approach this fabulous 3 bedroom detached bungalow as it commands an impressive position on Meadow Close with its corner position, TWO driveways, well tended walled gardens and larger than average garage. Located in a highly desirable, quiet and sought after area of Eastwood the bungalow offers spacious and flexible accommodation which in brief comprises; a lovely through lounge diner, fitted kitchen with a breakfast area to look out over the garden, bathroom with a separate shower, utility room, gardens with access from both sides and a driveway perfect for those with caravans or motorhomes. Plus many more features that you need to see to fully appreciate! Offered for sale with no forward chain, call us today to view this very distinctive home!

#### Entrance Hall

UPVC double glazed entrance door to the front, uPVC double glazed window to the front, storage cupboard, radiator, access to the attic (partly boarded) and doors to the lounge/diner, kitchen and all bedrooms.

#### Lounge Diner

9.20m x 3.63m (30' 2" x 11' 11") 2 uPVC double glazed windows to the front, 2 radiators, feature fireplace with inset space for fire. Door to the kitchen.

#### Kitchen

3.83m x 2.86m (12' 7" x 9' 5") A range of matching wall & base units, work surfaces incorporating an inset one & a half bowl sink & drainer unit. Integrated appliances to include a double electric oven & hob and fridge. Radiator, tiled flooring, uPVC double glazed window to the side and open to the sitting area.

#### Sitting Area

2.98m x 2.86m (9' 9" x 9' 5") Tiled flooring, French doors to the rear garden and doors to the utility room and lounge.

#### Utility Room

UPVC double glazed window to the side, tiled flooring, radiator, wall mounted combination boiler, plumbing for washing machine & dryer and French doors to the rear garden. Door to the WC.

#### WC

WC, wall mounted sink, tiled flooring and obscured uPVC double glazed window to the side.

#### Bedroom 1

3.63m x 3.28m (11' 11" x 10' 9") UPVC double glazed windows to the front & side, a range of fitted wardrobes and radiator.

#### Bedroom 2

3.29m x 2.6m (10' 10" x 8' 6") UPVC double glazed window to the side, fitted wardrobe and radiator.

#### Bedroom 3

2.87m x 2.69m (9' 5" x 8' 10") UPVC double glazed window to the front, fitted wardrobes, storage cupboard and radiator.

#### Bathroom

4 piece suite in white comprising WC, pedestal sink unit, bath and walk in shower cubicle with mains fed shower over. Chrome heated towel rail, ceiling spotlights, tiled flooring and obscured uPVC double glazed window to the front.

#### Outside

To the front of the property is a turfed lawn, flower bed borders with a range of plants & shrubs. A block paved driveway provides ample off road parking and leads to the oversized garage measuring 5.30m x 5.22m with up and over door and power. The front garden comprises of a lawn with well established flower bed borders and mature shrubs. The front garden is enclosed by a boundary brick wall and wrought iron gates which give access to the driveway. The rear garden offers a good level of privacy and is mainly paved making this a low maintenance outdoor space.