

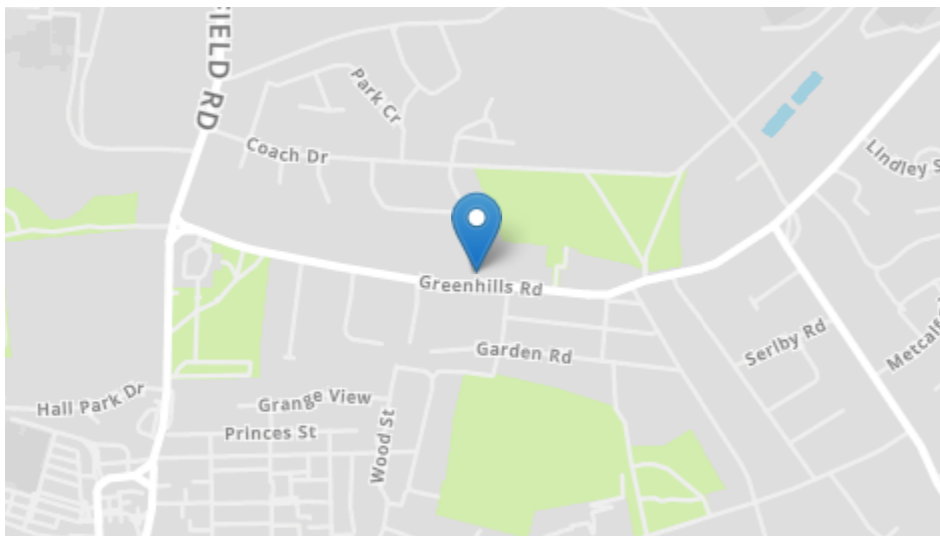
Greenhills Road, Eastwood, NG16 3FT

Offers Over £400,000



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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		76
(39-54)	E	57	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



- Detached 3 Storey Home
- 6 Double Bedrooms
- 3 Reception Rooms
- Fitted Kitchen & Utility Room
- Driveway & Detached Garage
- Generous Rear Garden & Out Buildings
- Large Plot
- Walking Distance From Eastwood Town Centre

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 - 27602250

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



*** SIX BEDROOMS AND PLENTY OF SPACE! *** This locally renowned 6 bedroom detached former shop is steeped in history and will be a familiar sight to many. If you are looking for a sizeable home with plenty of character and charm then look no further. This period home boasts extremely versatile and spacious living accommodation laid out over three floors with 3 reception rooms, 2 en-suites, family bathroom, large two compartment cellar, ample private parking, detached garage/workshop and a generous garden to the rear plus much much more! The property is also located very conveniently for Eastwood town centre, local shops/schools and public transport and of course excellent road links to the A610/M1. This property is such a rarity that we very much encourage an internal inspection to fully appreciate everything that this very individual home has to offer.

Ground Floor

Dining Hall

4.02m x 3.62m (13' 2" x 11' 11") Entrance door and UPVC window to the front, radiator, door with steps leading down to the 2 compartment cellar, door to the lounge and double doors to the sitting room.

Sitting Room

4.61m x 3.63m (15' 1" x 11' 11") UPVC double glazed window to the front, electric feature fireplace, radiator and door leading to the utility room.

Utility Room

3.52m x 2.68m (11' 7" x 8' 10") A range of matching wall & base units, work surfaces, plumbing for washing machine, space for tumble dryer & fridge freezer. Under stairs storage and doors to the downstairs WC & store room.

WC

Door to the utility room, WC, wall mounted sink and uPVC double glazed obscured window to the side.

Store Room

Doors to the utility room, kitchen and door leading outside to the side of the property. UPVC double glazed window to the rear.

Kitchen

3.66m x 2.95m (12' 0" x 9' 8") A range of matching wall & base units, inset Belfast sink unit, tiled floor, space for range style oven, wall mounted combination boiler, stable door to the lounge and door leading to stairs to first floor. UPVC double glazed window to the rear.

Lounge

4.68m x 3.55m (15' 4" x 11' 8") UPVC double glazed window to the rear, coal powered fireplace, laminate wood flooring, radiator and doors to the kitchen and dining hall.

First Floor

Landing

Doors to bedrooms 1, 2, 3 & 4, bathroom and 2 storage cupboards. Radiator and stairs to second floor.

Bedroom 1

3.97m x 3.6m (13' 0" x 11' 10") UPVC double glazed window to the front, door to en-suite, radiator and fitted wardrobes.

En-suite

White 3 piece suite comprising of WC, vanity sink unit and shower cubicle with electric shower. Doors to bedroom 1 and the family bathroom.

Bathroom

Accessible from both the bedroom 1 en-suite and the landing. White 3 piece suite comprising of WC, pedestal sink and slipper bath with antique style taps & shower attachment. Radiator, laminate flooring and uPVC double glazed window to the rear.

Bedroom 2

2.88m x 2.88m (9' 5" x 9' 5") Obscured uPVC double glazed window to the side, radiator and door to en-suite.



En-suite

White 3 piece suite comprising of WC, vanity sink unit and shower cubicle with mains shower. Spotlights and fully tiled walls.

Bedroom 3

4.53m x 2.81m (14' 10" x 9' 3") UPVC double glazed window to the rear and radiator.

Bedroom 4

3.56m x 3.36m (11' 8" x 11' 0") UPVC double glazed window to the front, radiator and fitted wardrobes.

Second Floor

Landing

Storage cupboard, doors to bedroom 5 & 6.

Bedroom 5

3.73m x 3.55m (12' 3" x 11' 8") UPVC double glazed window to the side, and radiator.

Bedroom 6

3.59m x 3.57m (11' 9" x 11' 9") UPVC double glazed window to the side, radiator and 2 fitted wardrobes.

Garage

Large garage/workshop with an inspection pit, power & lighting. Up & over door and windows to the side.

Outside

To the side of the property there is a gated tarmac driveway with parking spaces for multiple cars, leading to the garage and 3 outbuildings which provide useful storage. The generous rear garden is enclosed by timber and wrought iron fences and comprises of a turfed lawn, decking area with timber summer house, two timber sheds, shrubs & bushes.