

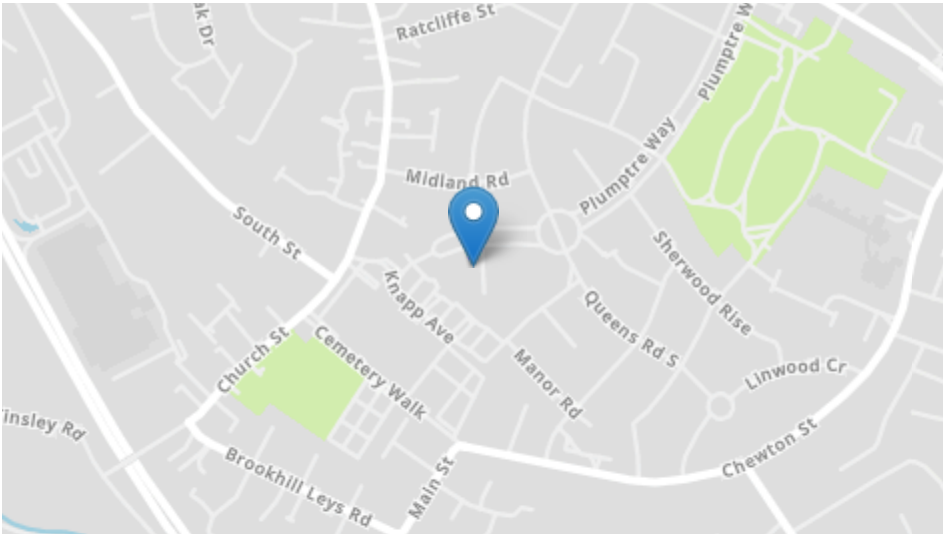
Plumptre Close, Eastwood, NG16 3LN

£200,000



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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		
England, Scotland & Wales		



- Semi Detached Family Home
- 3 Generous Bedrooms
- Lounge
- Dining Room
- Modern Fitted Kitchen
- Driveway & Low Maintenance Rear Garden
- Well Presented Throughout
- Cul De Sac Location

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 - 28686041

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



*** PLUMP FOR A BEAUTIFUL HOME ON PLUMPTRE! *** This very well presented 3 bedroom semi detached family home will delight buyers with its modern decor, private parking and great location, close to Eastwood town and many other amenities! Upon entering this home you will find an entrance hall, living room, dining room, kitchen, upstairs 3 good sized bedrooms and a family bathroom. All having been upgraded and re-furbished in the last few years, makes this a fantastic 'ready to move into' home! To view this wonderful home call our team today to book your viewing

Ground Floor

Entrance Hall

Composite entrance door to the front and uPVC double glazed window to the side. Built in storage cupboard, door to the lounge and open to the kitchen. Karndean wood effect flooring and stairs to the first floor.

Lounge

4.61m x 3.04m (15' 1" x 10' 0") UPVC double glazed bay window to the front, vertical radiator and Karndean wood effect flooring.

Kitchen

4.61m x 2.43m (15' 1" x 8' 0") A range of matching wall & base units with worksurfaces incorporating an inset sink & drainer unit. Integrated appliances including fridge freezer, electric oven and induction hob with extractor fan over. UPVC double glazed window to the side, ceiling spotlights, Karndean wood effect flooring and door to the rear garden. Open to the dining room.

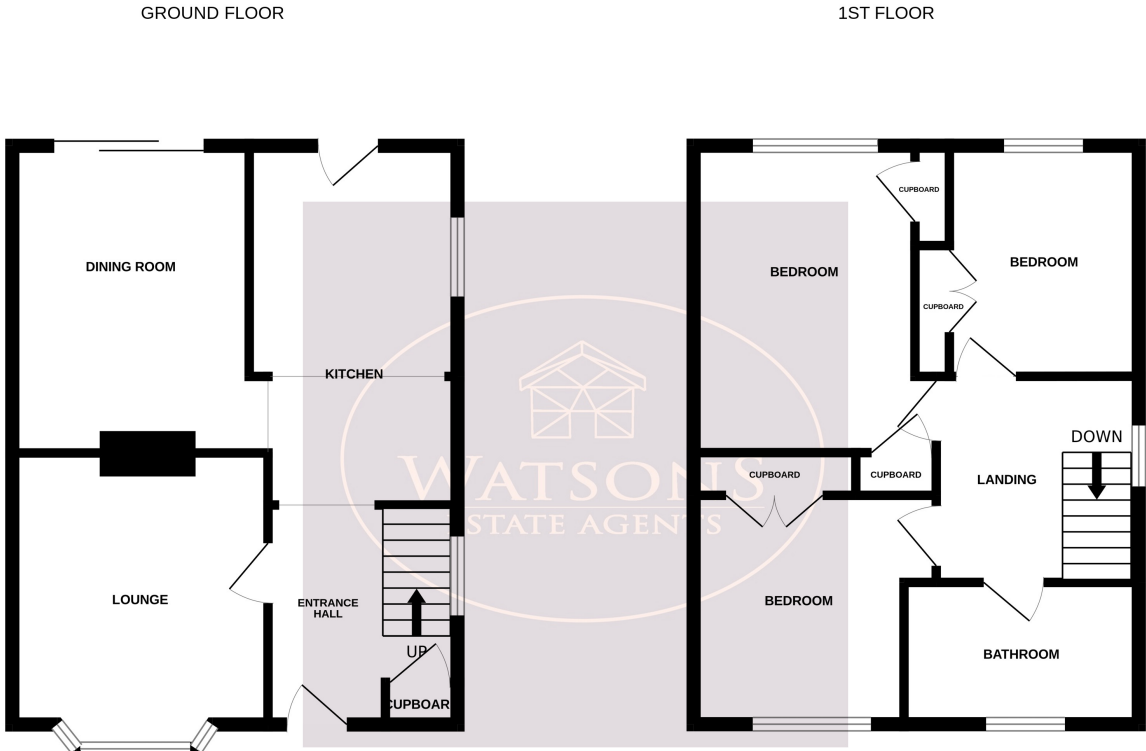
Dining Room

3.76m x 3.56m (12' 4" x 11' 8") Laminate wood effect flooring, vertical radiator and uPVC double glazed sliding patio door to the rear garden.

First Floor

Landing

UPVC double glazed window to the side, airing cupboard housing the combination boiler and access to the attic. Doors to all bedrooms and the 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

4.09m x 2.96m (13' 5" x 9' 9") UPVC double glazed window to the rear, radiator and built in storage cupboard.

Bedroom 2

2.97m x 2.66m (9' 9" x 8' 9") UPVC double glazed window to the front, radiator and fitted wardrobe.

Bedroom 3

2.94m x 1.97m (9' 8" x 6' 6") UPVC double glazed window to the rear, radiator and fitted wardrobe.

Bathroom

White 3 piece suite comprising wc, pedestal sink unit and panelled bath with mains fed dual rainfall shower over. Heated towel rail, extractor fan ceiling spotlights and obscured uPVC double glazed window to the front.

Outside

To the front of the property is a gated brick paved driveway with ample parking for multiple vehicles, turfed lawn and flower bed border with a range of plants and shrubs. The rear garden is enclosed by timber fencing and hedges to the perimeter with gated access to the side and comprises timber decking, turfed lawn and flower bed borders with a range of plants and shrubs. The brick built outhouse has been updated to include power and lighting with plumbing for washing machine, space for tumble dryer and fridge freezer, and WC.