

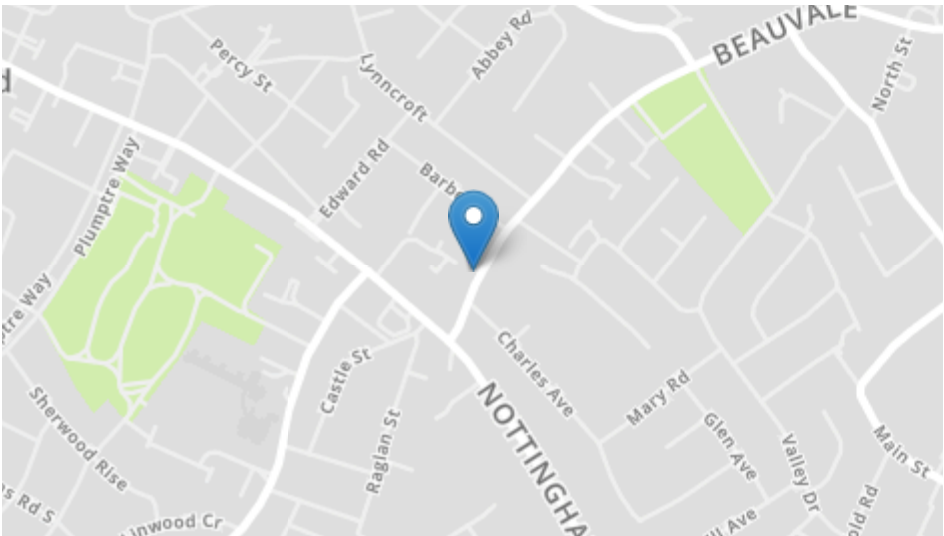
Dovecote Road, Eastwood, NG16 3EY

Offers Over £230,000



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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>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>		



- Detached House
- 4 Bedrooms
- Ensuite & Family Bathroom
- Lounge
- Dining Room
- Fitted Kitchen
- Enclosed Rear Garden
- Close to A610
- Close to Amenities & Transport Links

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 - 28920524

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





**\*\*\* FANTASTIC FOUR \*\*\*** Space, style and comfort abound with this beautiful 4 bedroom detached bay fronted Victorian home! Located close to shops and great for public transport and road links. This charming home will provide all the space necessary for a growing family and comprises of; living room, dining room, beautiful modern fitted kitchen, 4 bedrooms with master en-suite and family bathroom and a private and enclosed garden to the rear. We very much recommend an internal inspection to fully appreciate all that this fine home has to offer!

**Ground Floor**

**Entrance Hall**

Entrance door to the front, tiled flooring and radiator, with stairs leading to the first floor.

**Lounge**

4.43m x 3.86m (14' 6" x 12' 8") UPVC double glazed bay window to the front. Wood and stone effect fireplace and radiator. Double doors leading to dining room.

**Dining Room**

3.90m x 3.62m (12' 10" x 11' 11") UPVC door to the rear leading to garden. Radiator and door leading to kitchen.

**Kitchen**

4.20m x 2.80m (13' 9" x 9' 2") A range of wall and base units with inset ceramic sink and drainer. Waist height integrated double oven, and microwave. Electric hob with extractor over, integrated fridge freezer, washing machine and dishwasher. Storage cupboard housing combi boiler and door to the rear. Laminate wood flooring,, uPVC double glazed window to the rear.

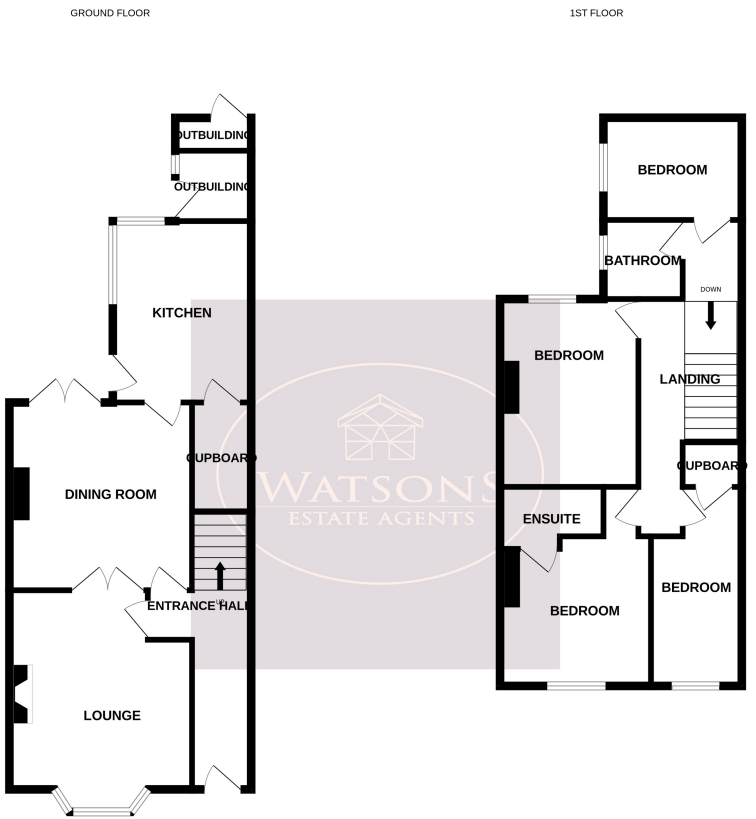
**First Floor**

**Landing**

Doors to all bedrooms and bathroom.

**Bedroom 1**

3.62m x 2.94m (11' 11" x 9' 8") UPVC double glazed window to the rear and radiator.



**Bedroom 2**

3.65m x 2.19m (12' 0" x 7' 2") UPVC double glazed window to the front, radiator and door to en suite.

**En Suite**

White 3 piece suite comprising wc, pedestal sink and shower cubicle with electric shower.

**Bedroom 3**

2.16m x 2.70m (7' 1" x 8' 10") UPVC double glazed window to the rear and radiator.

**Bedroom 4**

3.68m x 1.76m (12' 1" x 5' 9") UPVC double glazed window to the front and radiator.

**Bathroom**

White 3 piece suite comprising wc, vanity sink and panel bath. Ceiling spotlight, tiled walls and obscured uPVC double glazed window to the side.

**Outside**

The front garden comprises of paved pathway with gravel detail. The rear garden is enclosed with a brick surrounding and hedged border. Paved patio seating area, turfed lawn and gate to the side.