

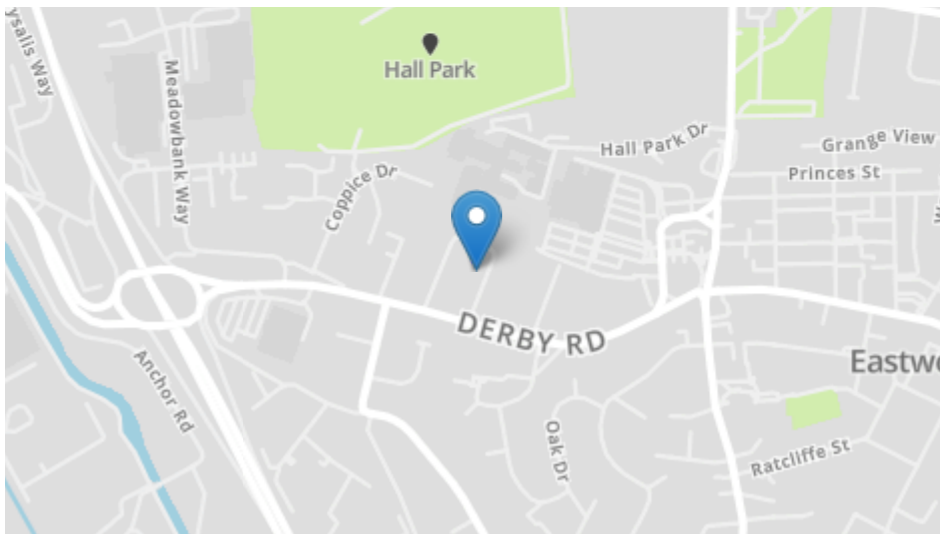
Woodside, Eastwood, NG16 3NW

£300,000



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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 - 26301654



- Detached Family Home
- 4 Bedrooms
- En Suite To Primary Bedroom
- Family Bathroom & Separate WC
- Off Road Parking & Garage
- Walking Distance To Eastwood Town Centre
- Excellent Road & Public Transport Links
- In Need Of Modernisation
- No Upward Chain

Our Seller says....

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



\*\*\* MORE THAN MEETS THE EYE \*\*\* This deceptively spacious CHAIN FREE four bedroom detached bungalow boasts spacious versatile accommodation as well as offering ample potential both inside and out. If you're looking to put your own stamp on a 'forever home' or perhaps you're wanting to downsize without compromising too much on space, this property could be for you. Accommodation to the ground floor in brief comprises; entrance hall, spacious lounge, kitchen, bathroom, separate WC and bedrooms; two, three and four. To the first floor you will find the primary bedroom and en suite. Externally, the property boasts well a maintained front garden with ample off road parking and a single garage private, whilst lawned areas to the rear and side provide a high level of privacy. Woodside is a particularly desirable quiet street which is within walking distance to Eastwood Town Centre and is well served by a regular bus service at the end of the street. There is also easy access to the A610 & M1 motorway. This simply MUST BE VIEWED to truly appreciate everything on offer. Don't delay, call our team today to arrange your viewing!

#### Ground Floor

##### Porch

Full length uPVC double glazed window and entrance door and poly carbonate roof. Door to the entrance hall.

##### Entrance Hall

Radiator, door to the inner hall.

##### Inner Hall

Stairs to the first floor and doors to bedrooms 2, 3 & 4.

##### Lounge

6.6m into the bay x 3.66m (21' 8" x 12' 0") UPVC double glazed bay window to the rear, uPVC double glazed window to the front, brick built fire place and 2 radiators.

##### Kitchen

3.59m x 3.12m (11' 9" x 10' 3") A range of matching wall & base units, work surfaces incorporating an inset ceramic sink & drainer unit. Integrated appliances to include: waist height double oven & hob with extractor over, washing machine, dishwasher and fridge. Walk in pantry, uPVC double glazed window to the rear, tiled flooring, radiator and door to the side lobby.

##### Side Lobby

Doors to the WC and side.

##### WC

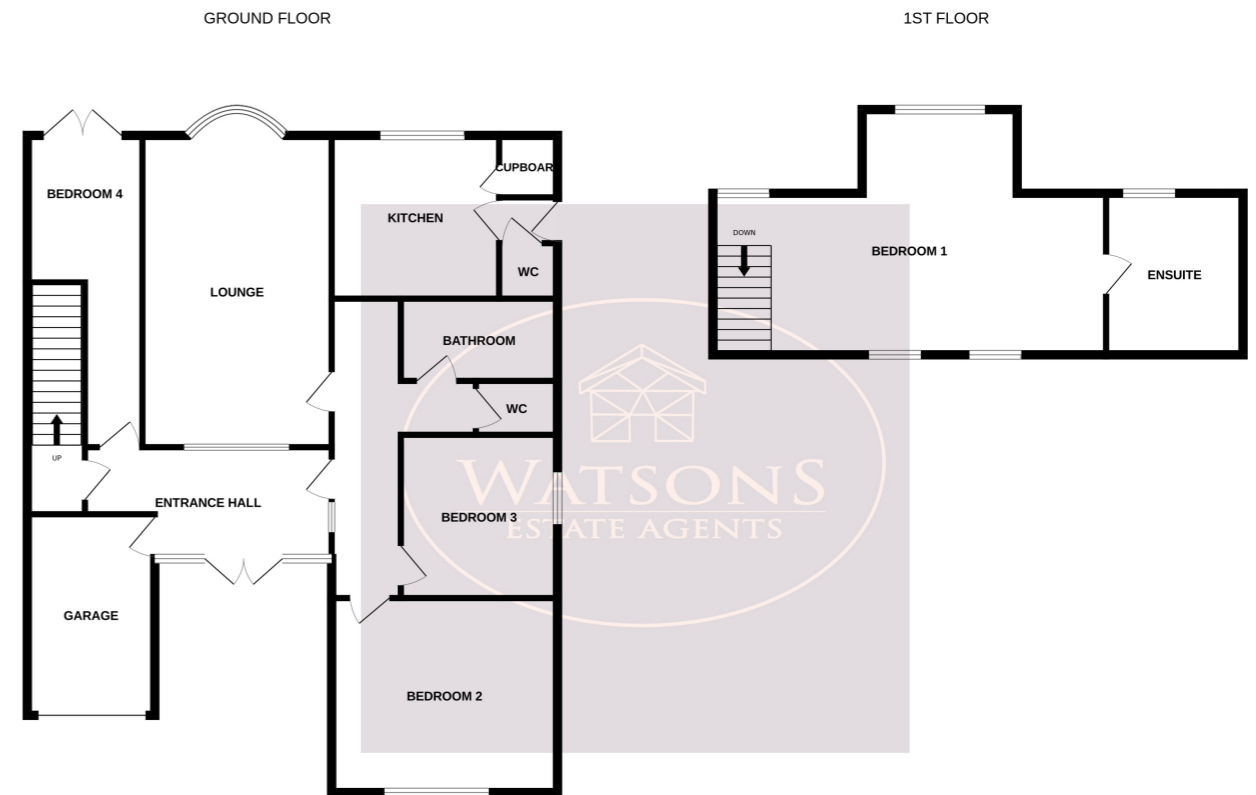
WC, wall mounted sink and boiler.

##### Bedroom 2

4.36m to the wall x 3.72m (14' 4" x 12' 2") UPVC double glazed window to the side, fitted wardrobes and radiator.

##### Bedroom 3

3.38m x 3.34m (11' 1" x 10' 11") UPVC double glazed window to the rear, a range of fitted furniture and radiator.



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 4

5.81m x 2.17m (19' 1" x 7' 1") Radiator and French doors leading to the rear garden.

##### Bathroom

3 piece suite comprising vanity sink unit, bath and corner shower cubicle with mains fed shower over. Heated towel rail, ceiling spotlights, obscured uPVC double glazed window to the side and radiator.

##### WC

Concealed cistern WC and obscured uPVC double glazed window to the side.

##### First Floor

##### Primary Bedroom

5.82m x 2.67m (4.13m max) (19' 1" x 8' 9") UPVC double glazed window to the rear, 2 velux windows, radiator, integrated electric heating system and door to the en suite.

##### En Suite

3 piece suite in white comprising WC, vanity sink unit and bath. Velux window and heated towel rail.

##### Outside

To the front of the property are flower bed borders with a range of plants & shrubs. A tarmac driveway provides ample off road parking and leads to the garage measuring 5.05m x 2.58m with remote controlled electric roll up door. The rear garden offers a good level of privacy and comprises a paved patio, turf lawn, flower bed borders with a range of plants & shrubs, timber built shed and is enclosed by timber fencing to the perimeter with gated access to the side.