

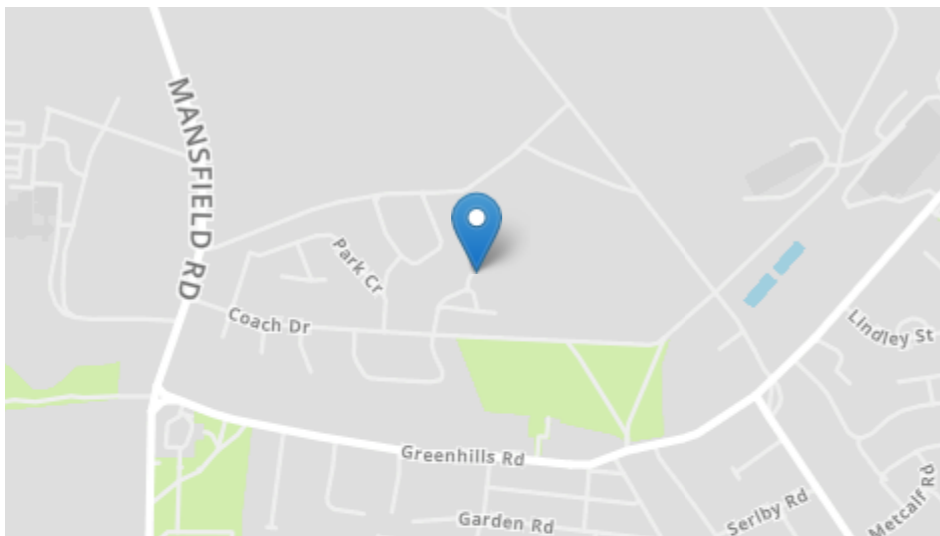
Meadow Close, Eastwood, NG16 3DQ

Guide Price £230,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		87
(81-91)	B		
(69-80)	C		
(55-68)	D	56	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Our Seller says....

- Detached Bungalow
- 2 Double Bedrooms
- Fitted Kitchen
- Spacious Lounge Diner
- Conservatory
- Driveway & Detached Garage
- Rear Garden With Open Views
- Potential To Extend (STPP)

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 - 27946849

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



*** GUIDE PRICE £230,000 - £240,000 *** CUL-DE-SAC *** A spacious two bedroom detached bungalow in a popular location within easy reach of Eastwood town centre. Benefiting from a generous lounge/diner, conservatory and garage. Briefly comprising; entrance hallway, lounge/diner, kitchen, bathroom, inner hall, two bedrooms, conservatory. Outside, to the front is a driveway providing off road parking along with a garage, whilst to the rear is a privately enclosed garden. The property offers further scope for improvement and extension, subject to planning permission (planning permission granted on 20/10/2023 for construction of rear dormer window, and single storey side/rear extension following demolition of existing garage, ref: 23/00568/FUL), and is within easy reach of Eastwood towns amenities. There are nearby bus links and road links providing access to Nottingham city centre and beyond. Call Watsons today to arrange your viewing.

Entrance Hall

UPVC double glazed window to the front and entrance door to the side, radiator, cloakroom and doors to the kitchen and lounge diner.

Lounge Diner

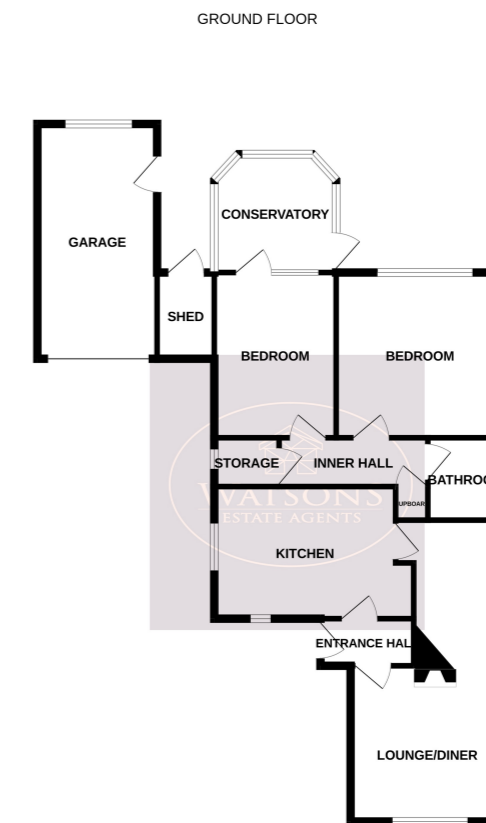
6.52m x 3.15m (21' 5" x 10' 4") UPVC double glazed windows to the side and bay window to the front, radiator, gas fireplace, doors to the kitchen and entrance hall.

Kitchen

4.27m x 2.73m (14' 0" x 8' 11") A range of matching wall & base units with worksurfaces incorporating an inset 1.5 bowl sink & drainer unit. Integrated appliances including; integrated waist height electric oven and gas hob. Plumbing for washing machine, uPVC double glazed windows to the front and side, doors to the lounge diner, entrance hall and inner hall.

Inner Hall

Door to pantry cupboard with UPVC double glazed window to the side, doors to the kitchen, bathroom and both bedrooms.



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)

Bathroom

3 piece suite comprising; wc, pedestal sink and corner bath unit with electric shower over. Obscured uPVC double glazed window to the side, tiled flooring and partly tiled walls.

Bedroom 1

3.85m x 3.64m (12' 8" x 11' 11") UPVC double glazed window to the rear and radiator.

Bedroom 2

3.29m x 2.86m (10' 10" x 9' 5") UPVC double glazed window to the rear, fitted wardrobes and door to the conservatory.

Conservatory

2.95m x 2.95m (9' 8" x 9' 8") UPVC double glazed windows to the rear and side, tiled floor, uPVC double glazed door to the side leading to the rear garden.

Outside

To the front of the property are flower bed borders with a range of plants & shrubs, paved driveway with space for multiple vehicles leading alongside to the detached garage which is fitted with power, electric up & over door and door leading to the rear garden. The rear garden is enclosed by hedges and timber fences with open views to the rear and comprises; paved patio area, turfed lawn and flower bed borders with a range of mature trees, plants & shrubs.