



£450,000

DOVECOTE ROAD | EASTWOOD | NOTTINGHAM | NG16 3EZ

BuckleyBrown
ESTATE AGENTS

...Standing proud on a desirable plot in Eastwood, with transport links into Nottingham City centre and a range of amenities right on the doorstep, is this charming three-bedroom detached bungalow, which offers a blend of modern and homely features.

Let's start with the welcoming and spacious living room, featuring French doors that seamlessly connect indoor and outdoor spaces, allowing natural light to flood the interior. A beautiful feature fireplace adds warmth and character to this inviting space, not to mention delightful views of hills finish here perfectly. Continuing through, you'll find a modern kitchen equipped with integrated appliances, providing both functionality and a sleek finish. Here, you'll find an abundance of storage space and room for cooking. Moving on further, you'll be greeted by the dining room, perfect for hosting meals or larger gatherings with family and friends.

The ground floor accommodates two well-sized bedrooms, each offering flexibility to suit various needs. One of the bedrooms boasts an impressive en-suite bathroom, ensuring privacy and convenience, while a family bathroom serves the remaining areas of the home wonderfully. The first floor occupies an additional bedroom, which works brilliantly as a home office for remote working, or studying.

The property presents a basement with ample versatility, suitable for a variety of uses such as a playroom, gym, or storage space. Externally a driveway and detached garage provide convenient parking for multiple vehicles. The established garden completes the property perfectly, featuring a maintained lawn, decking area ideal for seating, and mature trees that enhance privacy. If that isn't enough, there is a delightful log cabin for you to utilise!





Kitchen 18'11" x 11'8"
 Fitted with sleek cabinets and units, Granite work surfaces, inset sink with mixer tap above, integrated oven, combination oven/microwave, warming drawer, washing machine and dishwasher. Along with induction hob, with extractor fan integrated into the work surface, space and plumbing for an American fridge freezer and down lights. With a vertical central heating radiator, tiled flooring, coving and bay window to the rear elevation. With double doors leading into the living area.

Living Room 19'0" x 16'9"
 With laminate flooring, feature

fireplace, central heating radiator, coving, double windows and French doors leading outside.

Dining Room 9'10" x 16'2"
 With laminate flooring and double windows to the side elevation.

Bedroom One 11'10" x 10'11"
 With central heating radiator, bay window to the front elevation and access to a modern en-suite.

En-Suite 9'4" x 7'3"
 Complete with a rainfall shower with floor to ceiling tiling, wash hand basin, two chrome radiators, down lights, low flush WC and an opaque window to the front elevation.



Utility Room
 With a fitted work top, storage cupboards, heated towel rail and space for a tumble dryer.

Bedroom Two 11'10" x 16'2"
 With central heating radiator, bay window and window to the side elevation.

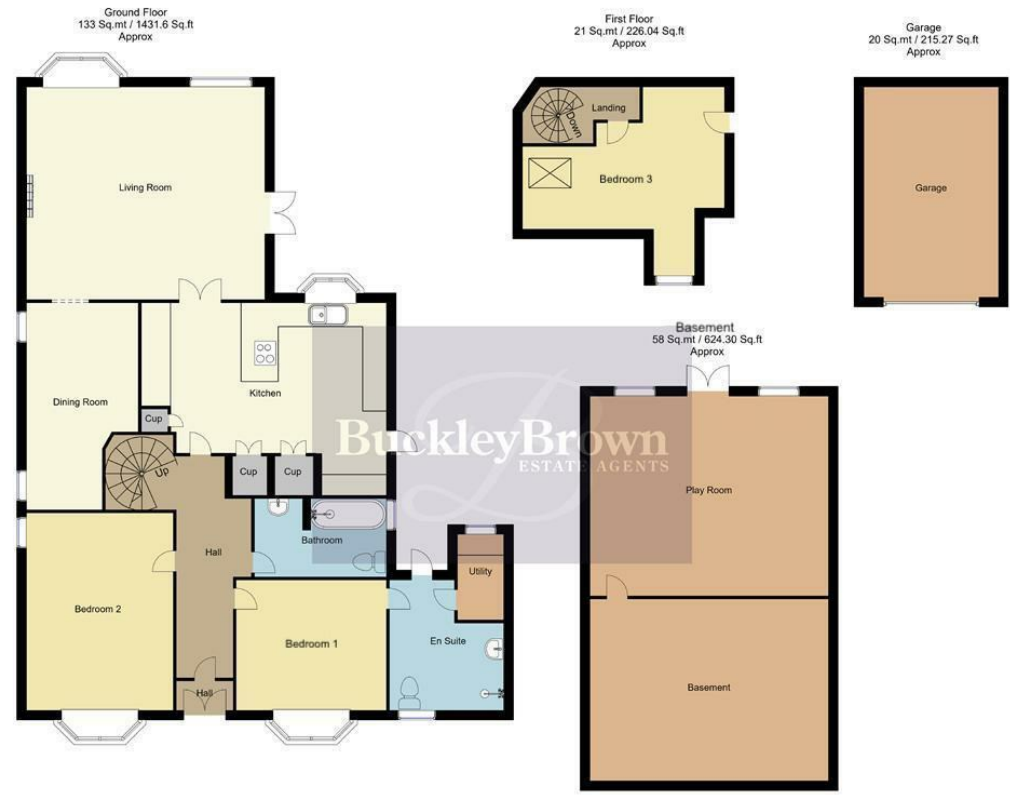
Bedroom Three 16'4" x 11'9"
 With laminate flooring, central heating radiator and velux window.

Bathroom
 Complete with a bath, overhead shower, low flush WC, wash hand basin, full height tiling, chrome heated towel rail and an opaque window.

Basement
 With a versatile playroom (5.88 x 4.88) and basement (5.88 x 4.46) both of which can be utilised in a variety of ways to suit your needs.

Outside
 With a tarmac driveway to the front providing off-street parking, which in-turn leads to a detached garage with electric vehicle charging point. There is a gorgeous garden to the rear with a maintained lawn, decking, gazebo and sandstone patio area, greenhouse and surrounding mature trees.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			79
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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