



32 Dovecote Road  
Eastwood NG16 3EZ

£375,000



## 32 Dovecote Road

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Set well back from the road is this spacious dormer bungalow with plenty of off road parking and integral garage. Sitting on a very generous plot with a large private rear garden with a large raised patio and close to local amenities, good schools and road links.

In brief the property comprises of entrance hall with Parquet flooring, lounge overlooking the garden, dining room, fitted kitchen, two bedrooms and bathroom on the ground floor and a further bedroom and en-suite on the first floor.

The property is situated not far from Ikea retail park and the M1 motorway, road links for Nottingham city centre and Phoenix park tram stop.

This charming property offers so much scope and potential, offered to the market with no upward chain.





### Entrance Hall

Enter via solid wooden entrance door, staircase to first floor, doors off, radiator and parquet flooring.

### Lounge

18'1" x 11'9" (5.51m x 3.58m)

Wooden double glazed French doors to the rear garden, fireplace with gas fire, mantelpiece & stone hearth, coving to ceiling, wall lights, radiator, fitted carpet and archway into dining room.



### Dining Room

8'7" x 8'1" (2.62m x 2.46m)

Single glazed original leaded light windows to the front elevation, coving to ceiling, wall lights & and fitted carpet.

### Fitted Kitchen

11'7" x 11'4" (3.53m x 3.45m)

Double glazed window and door to the rear elevation, wall and base units with Granite worktop over, ceramic sink with mixer tap, tiled surround, island with granite top and electric hob, built in electric double oven, cupboard housing Baxi boiler, original inset glass display unit, space for fridge/freezer, dishwasher, washing machine and dryer, ceiling spot lights, radiator and tiled flooring.



### Bedroom One

15'8" (into bay) x 12'0" (4.78m (into bay) x 3.66m)

Single glazed original leaded light bay window glazed bay window to the front elevation, fitted wardrobes and overhead storage, wall lights, radiator and fitted carpet.





### Bedroom Two

12'7" x 9'1" (3.84m x 2.77m)

Single glazed window to the side elevation, radiator and fitted carpet.

### Bathroom

9'5" x 8'3" (2.87m x 2.51m)

Frosted double glazed window to the side elevation, bath with electric shower over, low flush WC, pedestal wash hand basin, heated towel rail, fully tiled walls and floor.

### First Floor

#### Bedroom Three

12'0" x 11'4" (3.66m x 3.45m)

Double glazed window to the rear elevation, storage cupboard/wardrobe, eaves storage, radiator and fitted carpet.

#### En-Suite

5'11" x 3'2" (1.80m x 0.97m)

Walk-in shower, low flush WC, pedestal wash hand basin, splash back tiling, radiator and tiled flooring.

### Outside

#### Frontage

Large tarmac drive for several cars leading to integral garage, garden area to front with several conifer trees and walled boundary.

#### Integral Garage

20'0" x 8'0" (6.10m x 2.44m)

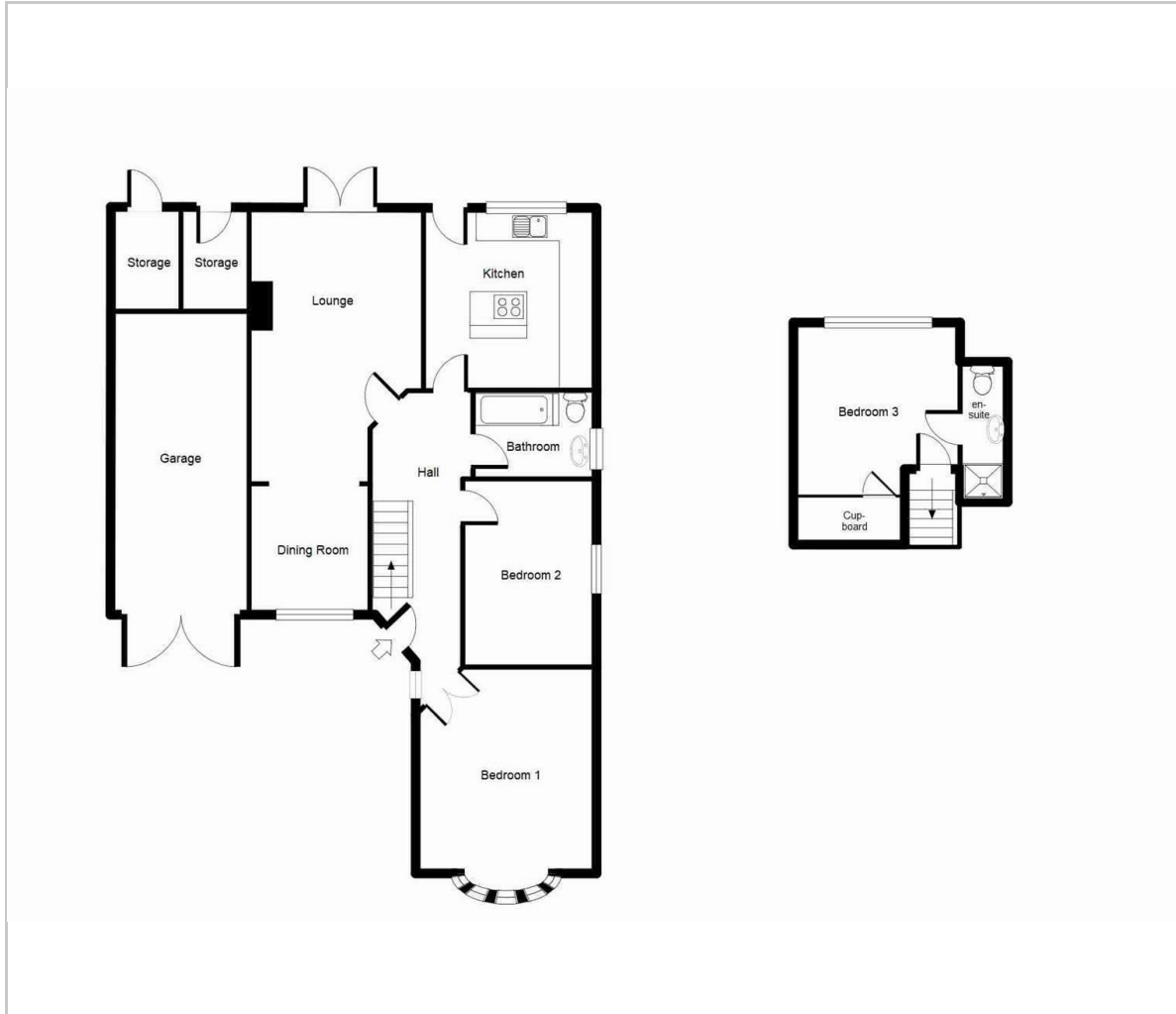
Twin wooden doors with original leaded light windows, light and power.

#### Rear Garden

Large patio seating area, large lawn formal with plants and shrubs and well-stocked borders, trees, conifers and hedges with fence boundary. Access to a storage room with power and outside toilet with hose-tap.



## Floor Plan



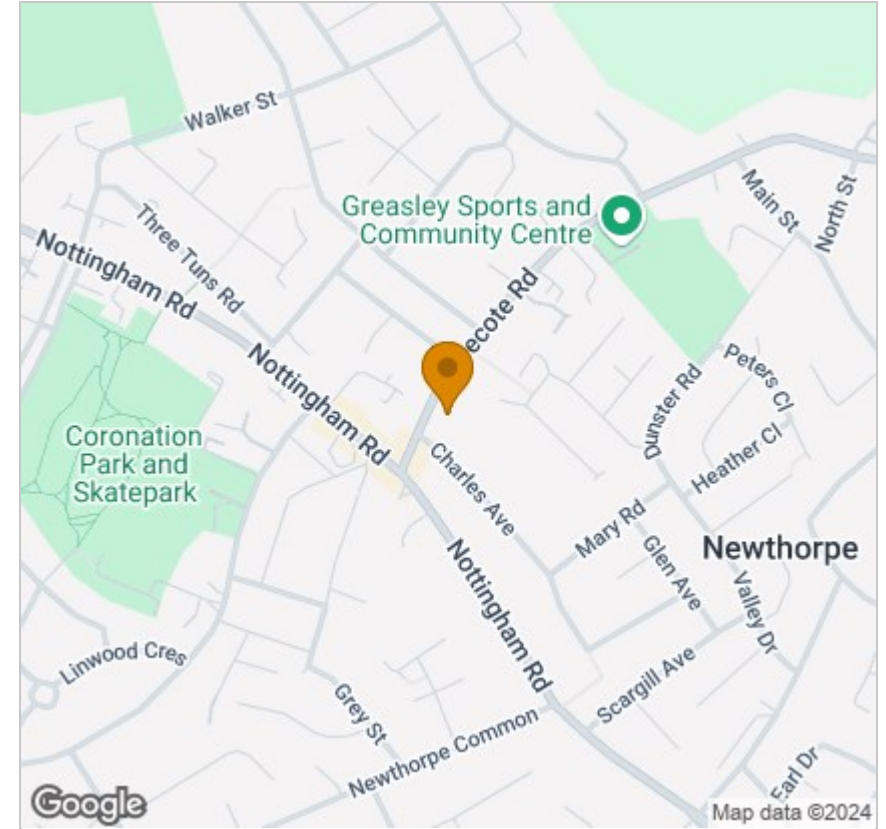
## Viewing

Please contact our Eastwood Office on 01773 535535 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph

