



20 Meadow Close

Eastwood NG16 3DQ

**£200,000**

CHARLES & CO  
NEWTON



## 20 Meadow Close

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Nestled in the charming Meadow Close, Eastwood, this delightful two bedroomed semi-detached bungalow offers a perfect blend of comfort and convenience. With 570 square feet of living space, this property is ideal for those seeking a low-maintenance home.

Situated in a quiet cul-de-sac close to semi-rural walks. The property is ready to move into & comprises of modern fitted kitchen, spacious lounge, conservatory & wet room as well as two well-portioned bedrooms. Outside is a pleasant enclosed rear garden, good-sized garage and a driveway to the front.

In summary, this semi-detached bungalow on Meadow Close is a charming and practical choice for those seeking a home that combines comfort and convenience. Don't miss the chance to make this lovely property your own.

Eastwood Town Centre is close by & has a wide range of amenities including shops, library, eateries, cafes and bus stops with routes to various destinations. A number of recreational parks are also within walking distance, Langley Mill train station, A610 and the M1 motorway is easily accessible.





**Kitchen**  
11'8" x 6'8" (3.56m x 2.03m)  
Double glazed window & door to the side elevation, range of wall & base units with laminate worktop over, ceramic sink & drainer with full tiled splash backs, electric oven & hob with extractor over, integrated fridge/freezer, radiator & carpet tiles.



**Lounge**  
12'10" x 12'8" (3.91m x 3.86m)  
Double glazed French doors into conservatory, wooden fire surround housing electric fire, coving to ceiling, radiator & fitted carpet.



**Conservatory**  
9'10" x 9'11" (3.00m x 3.02m)  
UPVC double glazed conservatory with vertical blinds, door to side elevation & fitted carpet.



**Bedroom One**  
11'11" x 9'7" (3.63m x 2.92m)  
Double glazed window to the front elevation, coving to ceiling, wardrobes, radiator & fitted carpet.

**Bedroom Two**  
9'10" x 7'2" (3.00m x 2.18m)  
Double glazed window to the front elevation, coving to ceiling, radiator & fitted carpet.

**Wet Room**  
8'5" x 6'6" (2.57m x 1.98m)  
Frosted double glazed window to the side elevation, low flush WC, wash hand basin, electric shower, heated towel rail, tiled walls & wet room flooring.

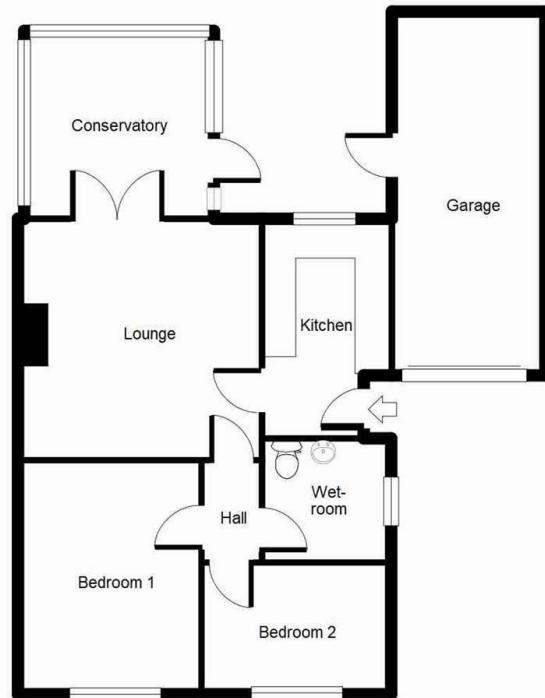
**Garage**  
19'1" x 8'0" (5.82m x 2.44m)  
Up & over door, double glazed door to the side, power & lighting, plumbed for washing machine, New Bosh boiler.

**Rear Garden**  
Enclosed rear garden with patio area, lawn area & fence boundary.

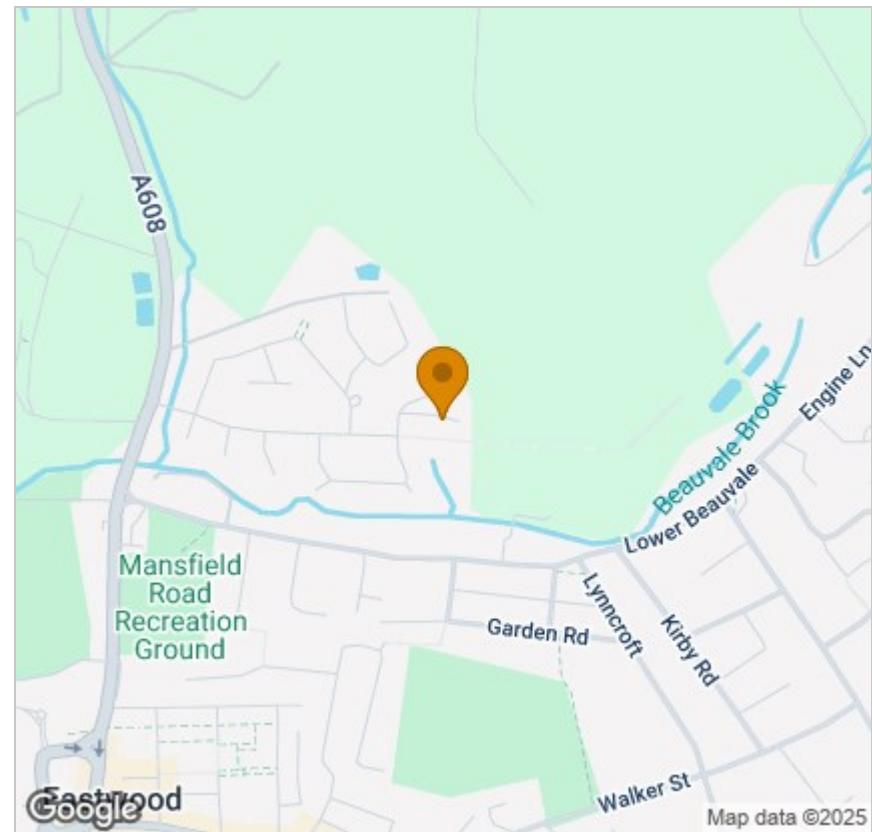
**Frontage**  
Low maintenance front garden with driveway to side leading to garage, fence boundary & wrought iron front gates.

**N.B**  
Potential for loft conversion Subject to planning consent.

## Floor Plan



## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (B2 plus)	A	
(B1-91)	B	
(89-80)	C	
(55-68)	D	
(39-64)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

## 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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