



43 Plumtre Way  
Eastwood Nottingham NG16 3LP

£195,000





## 43 Plumptre Way

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This traditional three-bedroomed semi-detached property is ideally located on the popular Plumptre Way in Eastwood, close local amenities and Coronation Park, offered to the market with no upward chain. With off-street parking to the front and a generous garden to the rear, this home is perfect for first-time buyers, families or those looking to put their own stamp on a property.

The accommodation briefly comprises: entrance hall, a spacious lounge/diner with patio doors opening out to the rear garden, fitted kitchen, utility area/WC,

To the first floor there are three well-proportioned bedrooms and a family shower room.

Outside, to the rear, the property boasts a series of useful outbuildings, a lower patio area, and steps leading up to a mature, well-established garden offering plenty of privacy and outdoor space.

A great opportunity to secure a home in a sought-after location with huge amounts of potential, early viewing is highly recommended.







#### Entrance Hall

Enter via wooden front door into hallway, doors off, downstairs WC, stairs to first floor & laminate flooring.

#### Downstairs WC

6'7" x 2'7" (2.01m x 0.79m)

Double glazed window to the side elevation, low flush WC, gas meter, electric meter & consumer unit.

#### Lounge/Diner

18'5" x 12'5" (5.61m x 3.78m)

Double glazed window to the front elevation, double glazed patio doors to the rear elevation, wooden fire surround with stone hearth housing multi fuel log burner, coving to ceiling, TV point, shelving, radiator & laminate flooring.



#### Kitchen

11'5" x 11'0" (3.48m x 3.35m)

Double glazed window to the rear elevation, wall & base units with laminate worktop over, composite sink & drainer with mixer tap, tiled surround, electric hob with extractor over, plumbed for washing machine, space for fridge/freezer, radiator & tiled flooring.

#### First Floor Landing

Double glazed window to front elevation, doors off & loft Hatch.

#### Bedroom One

12'7" x 9'0" (3.84m x 2.74m)

Double glazed window to the rear elevation, built in wardrobes, storage cupboard, radiator & fitted carpet.

#### Bedroom Two

11'6" x 9'0" (3.51m x 2.74m)

Double glazed window to the rear elevation, storage cupboard, radiator & fitted carpet.

#### Bedroom Three

9'7" x 7'11" (2.92m x 2.41m)

Double glazed window to the front elevation, radiator & fitted carpet.



#### Bathroom

6'4" 5'3" (1.93m 1.60m)

Frosted double glazed window to the front elevation, walk in cubicle with mains feed shower, UPVC shower panels, low flush WC, wash hand basin, heated towel rail & vinyl flooring.

#### Outside

##### Rear Garden

This charming outdoor area features a spacious patio. Adjacent to the patio are outbuildings that add character and functionality to the space. Steps lead up to a mature garden teeming with a diverse array of plants, trees, and bushes. The garden's well-established greenery provides privacy and shade.

##### Frontage

Driveway parking with hedge & fence boundary.

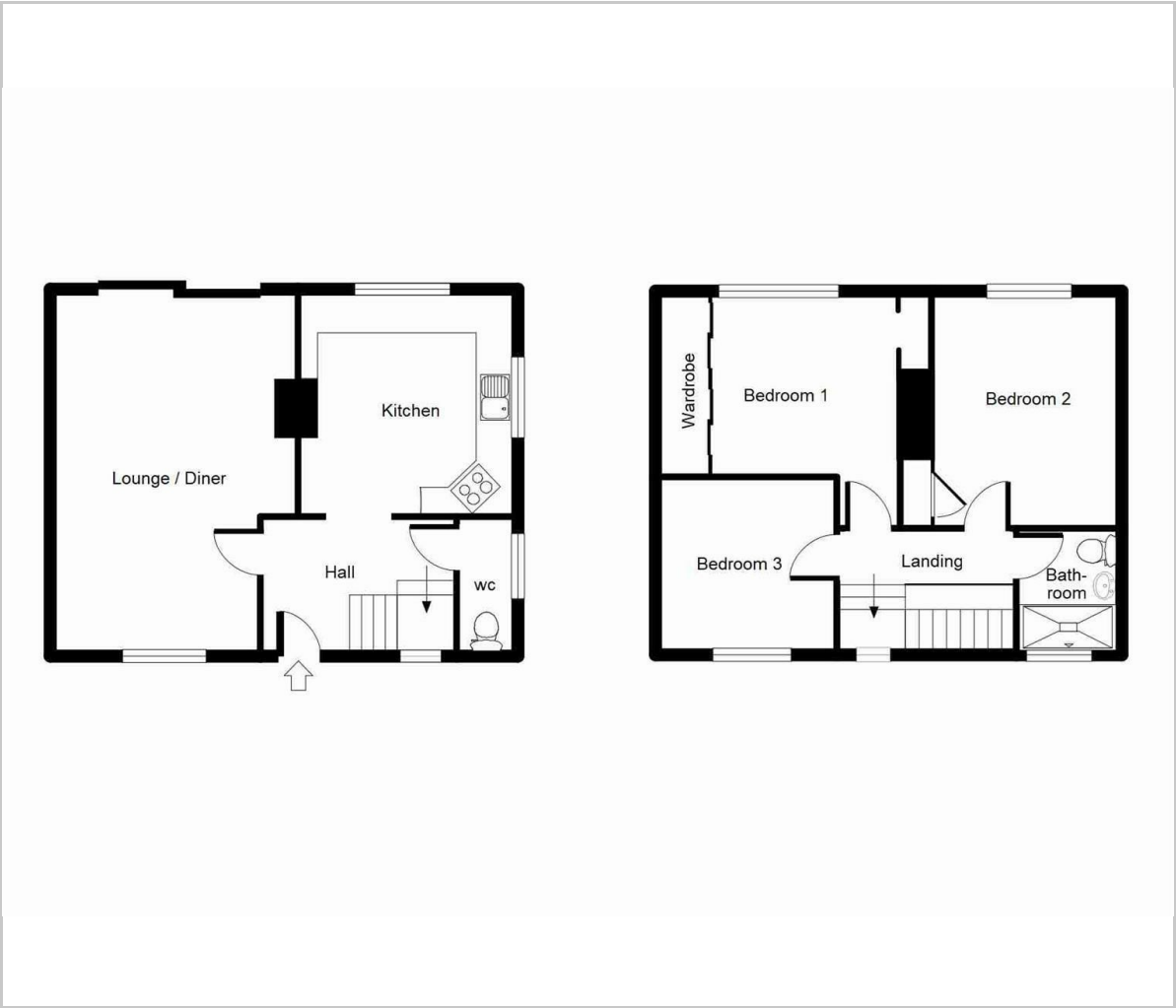
##### Council Tax

Broxtowe Band A





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

