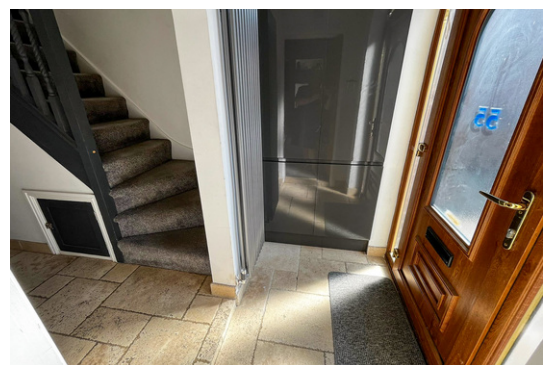
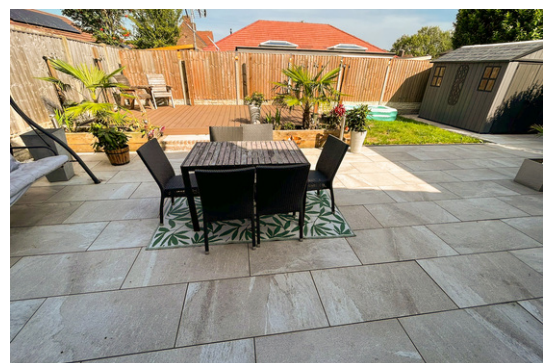


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**TAYLOR BROWN
& SIMMS**

ESTATE AGENTS

Church Street, Eastwood, Nottinghamshire , NG16 3HR Offers in region of £265,000



FEATURES:

- EXTENDED DETACHED FAMILY HOME
- THREE BEDROOM
- TWO RECEPTION ROOMS
- OPEN PLAN LIVING SPACE TO THE REAR
- GOOD SIZED KITCHEN
- UTILITY ROOM AND DOWNSTAIRS WC
- LANDSCAPED PRIVATE GARDEN
- LARGER THAN AVERAGE GARAGE AND DRIVEWAY
- UPGRADED THROUGHOUT
- CLOSE TO TOWN CENTRE

COUNCIL TAX BAND: C EPC RATING: E

Entrance Hallway

Stairs rising to the first floor, storage cupboard, tiled flooring, under stairs storage cupboard, feature radiator, doors to lounge, open plan living and downstairs WC

Downstairs WC

Two piece suite comprising of WC and hand wash basin, tiled walls, radiator.

Lounge

4.23 m x 3.31 m (13'11" x 10'10")
UPVC bay window to front aspect, media wall with inset fire and space for TV, shelving and lighting, feature radiator.

Reception area / open plan living

5.37 m x 3.94 m (17'7" x 12'11")
UPVC window and door to the rear garden, feature radiator, tv point, UPVC french doors to the rear garden.

Kitchen

5.18 m x 3.59 m (17'0" x 11'9")
UPVC window to rear aspect, modern kitchen with base and wall units, with work top, sink unit, part tiled walls, range cooker with five ring burner and extractor above, american style fridge freezer (negotiable) integrated dishwasher, tiled flooring, plinth heater, door to utility room.

Utility Room

2.63 m x 2.81 m (8'8" x 9'3")
UPVC door to rear garden, with base and wall units, sink unit, part tiled walls, tiled flooring, plumbing for washing machine, space for drier, radiator.

Garage

4.73 m x 3.91 m (15'6" x 12'10")
Electric Roller door to the front, radiator, power and light connected.

First floor landing

UPVC window to side aspect, doors to bedrooms and bathroom.

Bedroom One

3.92 m x 3.34 m (12'10" x 10'11")
UPVC window to rear aspect, radiator, feature wall lights, wardrobes (negotiable).

Bedroom Two

3.38 m x 3.76 m (11'1" x 12'4")
UPVC window to front aspect, laminate flooring, feature radiator.

Bedroom Three

1.93 m x 1.95 m (6'4" x 6'5")
UPVC window to front aspect, radiator.

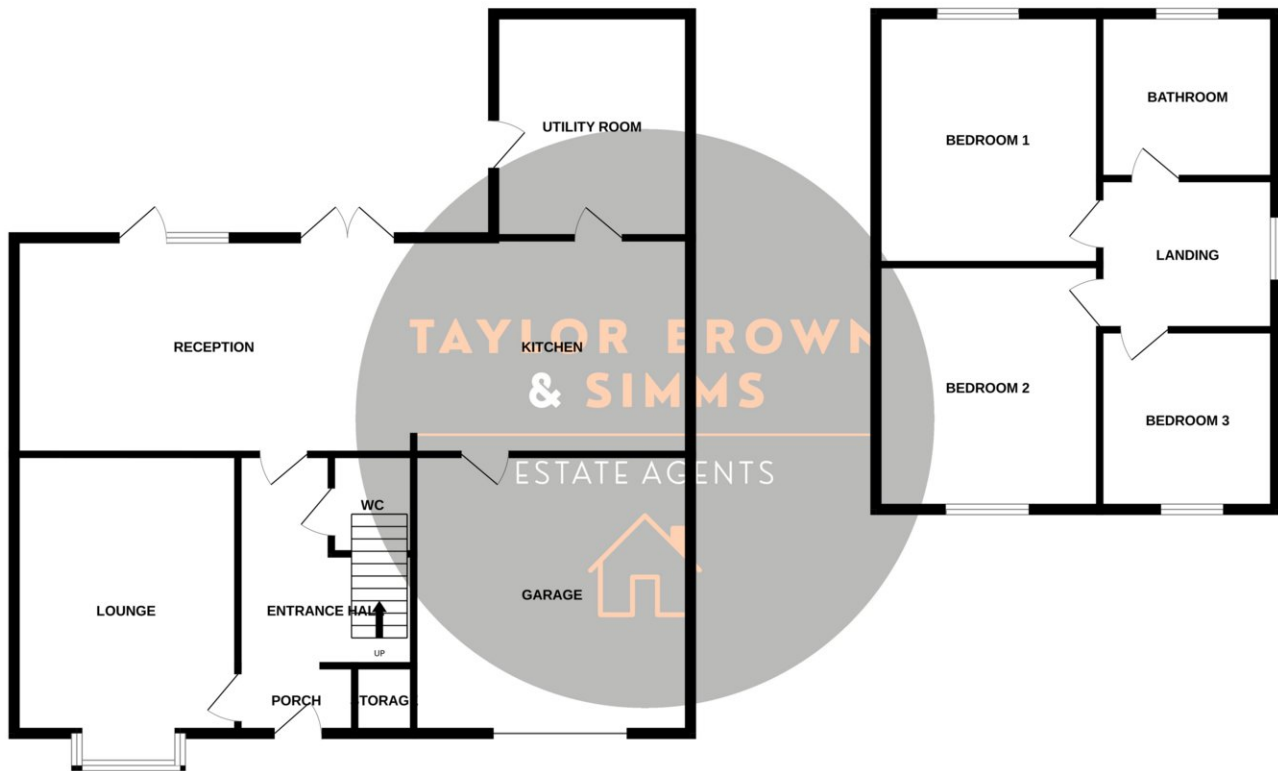
Bathroom

UPVC window to rear aspect, three piece modern suite comprising of double walk in shower with rainfall shower head, WC, two hand wash basins set on a vanity unit, feature wood panelling, feature radiator, PVC cladding to shower wall.

Outside

To the front of the property is a brick wall for the front boundary wall, driveway providing ample off street parking.

To the rear is a paved patio area, decking area, lawned area, garden shed (negotiable) and being enclosed.



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.
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