



Shelby Rosa Thorntree Gardens
Eastwood NOTTINGHAM

burchell
edwards

Shelby Rosa Thorntree Gardens Eastwood NOTTINGHAM NG16 3EE

for sale offers over
£240,000



Property Description

A beautifully presented three bedroom bungalow with current scope to adjust into a four bedroom or even alter into further reception rooms; the potential is definitely there. The property sits on a good sized plot in a cul-de-sac and benefits from three double bedrooms. The property briefly comprises of a generous breakfast kitchen, lounge/diner, three bedrooms with the main benefiting from a dressing rooms and fully fitted wet room with freestanding bath. The property is fully double glazed and gas centrally heated. Thorntree Gardens is ideally situated in close proximity to a wide range of local amenities including shops, schools, bus routes and major road links, viewing's are absolutely essential.

Entrance Hall

Door to the side elevation, radiator and access to;

Kitchen

10' 4" x 8' 11" (3.15m x 2.72m)
Fitted with matching wall & base units incorporating a double Belfast ceramic sink with mixer tap, complementary tiled splashbacks, integrated double electric oven, gas hob, cooker-hood extractor fan, plumbing for washing machine, fitted breakfast bar, Wooden flooring, radiator and UPVC double glazed window to the rear elevation.

Lounge / Diner

16' 11" x 11' 1" (5.16m x 3.38m)
UPVC double glazed window to the front elevation, carpet flooring and radiator.



Bedroom One

13' 11" x 8' 2" (4.24m x 2.49m)

UPVC double glazed window to the rear elevation, carpet flooring and radiator.

Dressing Room

10' 2" x 8' (3.10m x 2.44m)

UPVC double glazed window to the front elevation, carpet flooring and radiator.

Bedroom Two

.12' 10" x 8' 10" (3.91m x 2.69m)

UPVC double glazed window to the rear elevation, carpet flooring and radiator.

Bedroom Three

18' 4" x 9' 5" (5.59m x 2.87m)

UPVC double glazed window to the rear elevation, fitted wardrobes, carpet flooring and radiator.

Bathroom / Wet Room

Fitted with a low level W.C, vanity wash hand basin with mixer tap, shower, free standing bath, towel radiator and UPVC double glazed opaque window to the side elevation.

Front

The property is set back from the road with a driveway providing good off road parking with gated access. There is also an attractive lawned area with mature shrubs & bushes along with a walled boundary.

Rear

The rear garden is mainly laid to lawn with pebbled areas and a range of fruit trees, shrubs & bushes with access to garden sheds and is full enclosed with a secure fenced boundary.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Burchell Edwards on

T 01773 715454
E eastwood@burchelledwards.co.uk

134 Nottingham Road Eastwood
NOTTINGHAM NG16 3GD

EPC Rating: D

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/EWD205318



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Burchell Edwards is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.burchelledwards.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: EWD205318 - 0010