



Ratcliffe Street  
Eastwood Nottingham

burchell  
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### Property Description

Where to start on this stunning bay fronted Victorian property in the ever so popular location of Eastwood. This spacious property stands proud and is beautifully presented throughout to an modern day standard whilst maintaining its characterful origins. In brief the property consists of, beautiful entrance hallway with original tiled flooring with stairs leading to the first floor, bay fronted lounge, kitchen overlooking the rear garden, utility room and sun room to the rear. To the first floor are three good sized bedrooms and a family shower room. Further to this are stairs leading from the landing to the second floor offering a spacious room with ensuite and open aspect views to the rear. The rear garden is mainly laid to lawn with a raised patio area, decked area with covered pergola; perfect for hosting or even just to enjoy the sun in the warmer months with it being south facing, and is fully secure and private. There is also access to the basement which is currently used as a workshop. Call to arrange your viewing today to fully appreciate the size and standard of this property!

### Entrance Hallway

UPVC door from the front elevation, UPVC double glazed window to the side, original tiled flooring, storage cupboard and stairs leading to the first floor.

### Lounge

18' 3" into bay x 11' 4" max ( 5.56m into bay x 3.45m max )  
UPVC double glazed window to the front elevation, wooden flooring, radiator and access to;

### Kitchen

14' x 11' 7" ( 4.27m x 3.53m )  
Fitted with wall and base units incorporating a composite sink and drainer with mixer tap, integrated electric oven with grill/microwave combi oven, induction hob, ceiling extractor fan, laminate flooring, radiator and UPVC double glazed window to the rear elevation and door leading to sun room. Door access to;

### Utility Room

15' 5" max x 5' 9" max ( 4.70m max x 1.75m max )  
UPVC double glazed window to the side and rear elevation, wall and base units, sink and drainer with mixer tap, plumbing for washing machine & tumble dryer and radiator.

### Sun Room

UPVC double glazed framed with door leading to the garden.



## Landing

Carpet flooring, stairs to second floor and access to further rooms.

## Bedroom One

14' max x 10' 3" max ( 4.27m max x 3.12m max )  
UPVC double glazed window to the rear elevation, laminate flooring and radiator.

## Bedroom Two

17' 10" max into bay x 11' 5" max ( 5.44m max into bay x 3.48m max )  
UPVC double glazed window to the front elevation, carpet flooring and radiator.

## Bedroom Three

8' 4" max x 7' 4" max ( 2.54m max x 2.24m max )  
UPVC double glazed window to the front elevation, carpet flooring and radiator.

## Family Shower Room

Fitted with W.C, vanity wash hand basin with mixer tap, walk in shower with dual/rainfall shower over. fully tiled, fitted storage, under floor heating, extractor fan and UPVC opaque window to the rear elevation.

## Second Floor

### Loft Room

20' max x 12' 7" max into recess ( 6.10m max x 3.84m max into recess )  
UPVC double glazed window to the rear elevation, carpet, radiator, eave storage and access to;

### Ensuite Shower Room

Fitted with a W.C, wash hand basin with mixer tap, double shower with rainfall over, extractor fan, towel radiator, tiled splashbacks and tiled flooring.

## Front

The property has a walled border to the front with direct access to the rear garden via the side.

## Rear

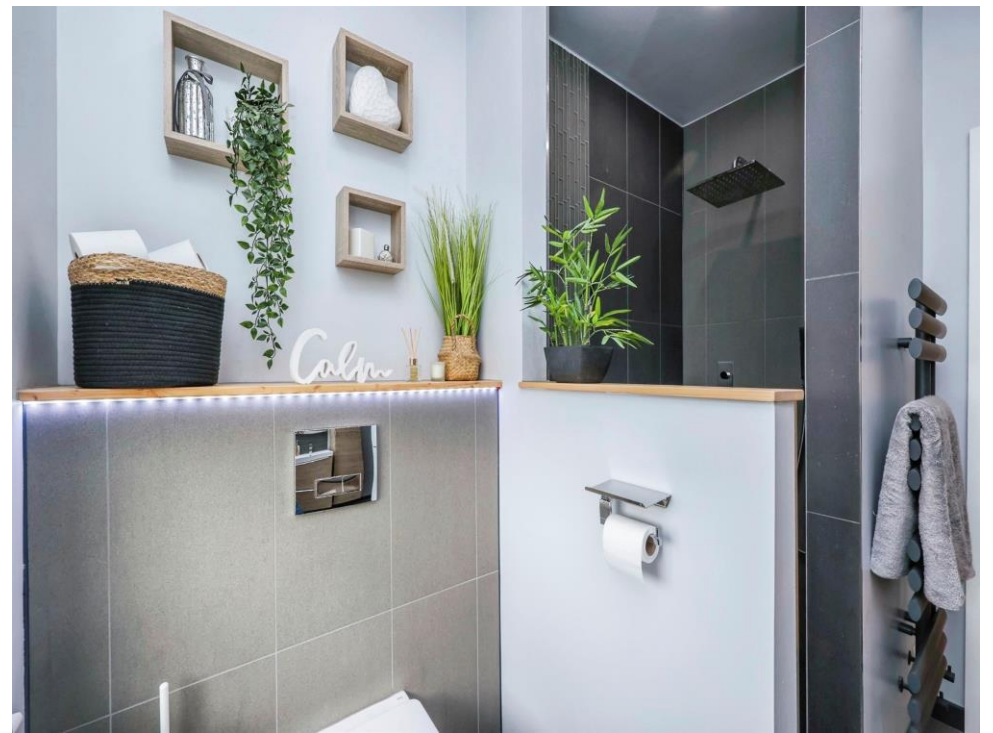
The garden offers fantastic space with a raised patio area with steps leading down to the basement, decked area with covered pergola, shed, lawned area and is fully enclosed with a secure fenced boundary.

## Basement

UPVC double glazed window, secure door and power.



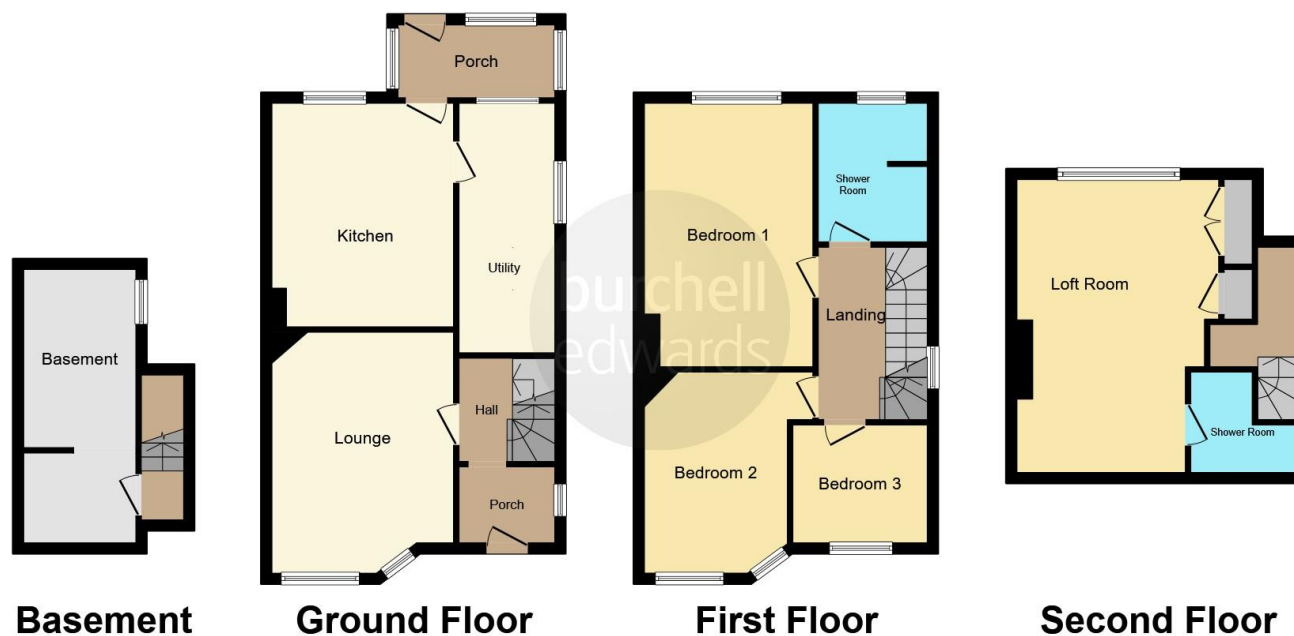












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To view this property please contact Burchell Edwards on

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**EPC Rating: D**

**Tenure: Freehold**

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