



Church Walk  
Eastwood Nottingham





### Property Description

\*\*\* FAMILY HOME AND BUSINESS POTENTIAL WORKSHOP \*\*\*

Burchell Edwards are excited to market this three bedroom semi-detached property in the popular location of Eastwood. Church walk is in close proximity to a variety of local amenities such as schools , shops, bus routes and Eastwood town itself. In brief the property comprises of; entrance hall, front reception room, rear reception room, kitchen and downstairs W/C, to the first floor is two double bedrooms and a bathroom and to the top floor is another bedroom and bathroom. To the outside the property is set back from the road with off road parking and to the rear is a low maintenance garden with patio and walled boundary. Additionally, to the rear is the old coach house which benefits from a garage, workshop and stairs leading to and upper room with masses of potential for the right buyer. This property needs to be viewed to be fully appreciated and take in all its benefits. Call our team today for chance to view before its too late.

### Entrance Hallway

Accessed via door to the side leading into the hallway with stairs leading down to the cellar, stairs off to the first floor, wood effect cushion flooring and doors off to:-

### Lounge

13' 8" x 12' 6" ( 4.17m x 3.81m )  
Having double glazed bay window to the front elevation and radiators.

### Dining Room

13' 8" x 12' 1" ( 4.17m x 3.68m )  
Having wood effect cushion flooring, two double glazed windows to the side and one to the rear elevation and multi-fuel burner with brick surround.

### Kitchen

14' 2" x 7' 2" ( 4.32m x 2.18m )  
Having a range of wall and base units with work surfaces over, one and half bowl sink and drainer with mixer tap over, integrated electric oven with gas hob and extractor over, space for washing machine and dishwasher, a radiator, double glazed window to the side elevation, partly tiled walls and door to downstairs W.C

### Downstairs W.C

Having low level W.C



## First Floor Landing

Having stairs off to the second floor and double glazed window to the side elevation.

### Bedroom One

13' 8" x 12' 6" ( 4.17m x 3.81m )

Having double glazed window to the front elevation, a radiator, laminate flooring and built-in wardrobes.

### Bedroom Three

12' 1" max x 10' 5" max ( 3.68m max x 3.17m max )

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

### Bathroom

A blank canvas with materials for the bathroom and plumbing or to add your own should you wish to.

## Second Floor Landing

Having doors off to the bedroom and bathroom.

### Bedroom Two

14' x 12' 1" ( 4.27m x 3.68m )

Having double glazed window to the front elevation and a radiator.

### Bathroom

Having double glazed obscured window to the side elevation. Having a panelled bath, corner glazed shower cubicle, pedestal wash hand basin, low level W.C, partly tiled walls and carpet flooring.

## Front

To the front of the property is a driveway providing off road parking with a gravelled area, timber shed and gated side access to the rear garden.

## Rear

To the rear the garden is mainly paved with further parking for multiple vehicles, an outside tap, raised sitting area , hard standing and low maintenance garden with boundary wall and then access into the coach house.

## Coach House

The old coach house is ample space to utilise for many things having a garage space, workshop space to the ground floor, a porch with stairs leading to a further sizeable workshop and additional two storey storage space before going up a couple more steps into the upper room which is a further workshop and allows ample opportunities.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Burchell Edwards on

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EPC Rating: D    Council Tax  
 Band: B

Tenure: Freehold

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