



Plumtre Way  
Eastwood Nottingham

burchell  
edwards



# Plumptre Way Eastwood Nottingham NG16 3LL

for sale  
**£200,000**



## Property Description

Burchell Edwards are pleased to present to the market this spacious three bedroom home in the popular residential location of Eastwood. Plumptre Way is ideally located in close proximity to a wide range of local amenities including shops, schools, bus routes and major road links including the A610 and junction 26 of the M1. In brief the accommodation comprises of an entrance hallway with stairs to the first floor, lounge, dining room, conservatory and a fitted kitchen. To the first floor are three good sized bedrooms and a shower room. The property is both UPVC double glazed throughout and gas centrally heated. Outside, there is a block paved driveway, garage as well as the garden to rear benefiting from brick-built outhouses with W/C. Viewings are highly recommended.

## Ground Floor

### Lounge

13' 9" x 11' 8" ( 4.19m x 3.56m )

Having a double glazed bay window to the front with a radiator and carpet flooring.

### Dining Room

10' 5" x 9' 9" ( 3.17m x 2.97m )

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

### Kitchen

12' 11" x 7' 6" ( 3.94m x 2.29m )

Fitted with wall and base units with complementary work surfaces over with an inset sink and drainer unit with mixer tap over. With space and plumbing for a washing machine, dishwasher, tiling to the splashbacks, vinyl flooring, double glazed window to the side and door to the rear.

### Conservatory

16' 3" x 6' 7" ( 4.95m x 2.01m )

Having double glazed French doors to the side, radiator and laminate flooring.

## First Floor

### Landing

Having loft access which is part bordered, double glazed window to the side and access to the three bedrooms and bathroom.

### Bedroom One

10' 9" x 10' 5" ( 3.28m x 3.17m )  
Having a double glazed window to the front, radiator and laminate flooring.

### Bedroom Two

12' 10" x 8' 8" ( 3.91m x 2.64m )  
Having a double glazed window to the rear, storage cupboard, radiator and laminate flooring.

### Bedroom Three

9' 11" x 7' 11" ( 3.02m x 2.41m )  
Having a double glazed window to the rear, storage cupboard, radiator and laminate flooring.

### Shower Room

Having a shower cubicle, W/C, towel rail and a double glazed window to the front.

## Outside

### Garage

18' 10" x 9' 10" ( 5.74m x 3.00m )  
Having up and over doors, window to the side, power and lighting.

### Front

To the front you will find a blocked paved driveway providing off road parking for the property as well as access to the garage.

### Rear

To the rear you will find a low maintenance garden with a lawned area as well as access to the out-buildings.

### Outside W/C

Fitted with a W/C.

### Agents Note

The sale of this Property is subject to Grant of Probate. Please seek an update from the Branch with regards to the potential timeframes involved.















**Ground Floor**



**First Floor**

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

**T 01773 715454**  
**E [eastwood@burchelledwards.co.uk](mailto:eastwood@burchelledwards.co.uk)**

134 Nottingham Road Eastwood  
 NOTTINGHAM NG16 3GD

EPC Rating: D Council Tax  
 Band: A

Tenure: Freehold

**view this property online** [burchelledwards.co.uk/Property/EWD207111](http://burchelledwards.co.uk/Property/EWD207111)



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