



Old Derby Road
Eastwood Nottingham





Property Description

Burchell Edwards are delighted to present this three bedroom semi detached property, located on Old Derby Road which is ideally located in close proximity to a wide range of local amenities including shops, schools, bus routes and major road links. In brief the internal accommodation comprises of an entrance hallway with stairs to the first floor, lounge and kitchen/diner to the rear. To the first floor are two double bedrooms, family bathroom and an office with stairs leading to the loft room with W/C. To the front of the property you will find a driveway which provides off road parking for the property. To the rear you will find a good sized garden offering a patio seating area, a well maintained lawn, mature shrubs, and a shed. There are also two outbuildings which are currently used as a workshop and a utility room. This property must be viewed to appreciate what is on offer!

Ground Floor

Entrance Hall

Accessed via a UPVC door to the front and having vinyl flooring, an under the stairs cupboard and stairs to the first floor.

Lounge

11' 9" x 13' 5" (3.58m x 4.09m)
Having a UPVC double glazed bay window with a window seat to the front, laminate flooring, radiator, an feature open feature fireplace and spotlights to the ceiling.

Kitchen Diner

18' 5" x 9' 7" (5.61m x 2.92m)
Being fitted with a range of fitted shaker style base and wall units with Granite worktops over with an inset stainless steel one and a half bowl sink and drainer unit with mixer tap over. There is an integrated double oven and microwave, an induction hob with an extractor hood over, space for an under the counter fridge, vinyl flooring, two radiators, partially tiled walls, spotlights to the ceiling, a UPVC double glazed obscure window to the side and a UPVC door leading out to the garden.



First Floor

Landing

Having a UPVC double glazed obscure window to the side, carpet flooring, radiator and doors to the two bedrooms, office space and bathroom.

Bedroom One

13' 6" x 10' 4" (4.11m x 3.15m)

Having a UPVC double glazed window to the front, laminate flooring and a radiator.

Bedroom Two

11' 2" x 10' 2" (3.40m x 3.10m)

Having a UPVC double glazed window to the rear, laminate flooring, radiator and panelled walls.

Office

11' 8" x 7' 8" (3.56m x 2.34m)

Having a UPVC double glazed window to the front, carpet flooring, radiator, panelled walls and stairs leading to the loft room.

Bathroom

A fitted suite comprising of a low level W/C, pedestal wash basin, P shaped panelled bath with a mains fed shower and a glass shower screen. With tiled flooring and walls, a chrome heated towel rail, a built-in cupboard, spotlights to the ceiling and a UPVC double glazed obscure window to the rear.

Second Floor

Loft Room

14' 4" x 10' 9" (4.37m x 3.28m)

(Room not classed as bedroom with regulations) Having a UPVC double glazed window to the side, velux windows to the ceiling, carpet flooring, radiator, eaves storage, a built-in cupboard, spotlights to the ceiling and access into the W/C.

W/C

Fitted with a low level W/C, a wall-mounted wash basin, wood effect flooring and spotlights to the ceiling.

Outside

To the front of the property you will find a driveway which provides off road parking for the property.

To the rear you will find a good sized garden offering a patio seating area, a well maintained lawn, mature shrubs, and a shed.

There are also two outbuildings which are currently used as a workshop and a utility room.

Utility

8' x 4' 10" (2.44m x 1.47m)

Fitted base units with a worktop, space and plumbing for a washing machine, power points, lighting, a window and a UPVC door.

Workshop

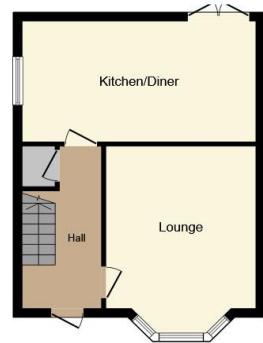
18' 2" x 8' 6" (5.54m x 2.59m)

Having lighting and power.

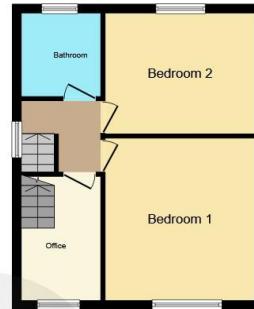




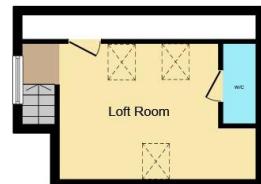




Ground Floor



First Floor



Second Floor

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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

To view this property please contact Burchell Edwards on

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134 Nottingham Road Eastwood
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EPC Rating: D Council Tax
 Band: B

Tenure: Freehold

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