



Beauvale Rise
Eastwood Nottingham

Beauvale Rise Eastwood Nottingham NG16 3FL

for sale offers in the region of
£260,000



Property Description

This spacious, well-maintained FOUR bedroom detached property in the popular location of NEWTHORPE is very close to shops, schools, bus routes and beautiful countryside.

The property comprises of a spacious lounge, a naturally light kitchen/diner, four well-proportioned double bedrooms and a two family bathrooms.

The property sits back from the road and has ample off road parking, leading to a garage. The back garden offers great space presented with lawn and patio areas. VIEWINGS ARE ESSENTIAL to appreciate what the property has to offer!

Ground Floor

Kitchen

9' 11" x 9' (3.02m x 2.74m)

Fitted with wall and base units incorporating a composite sink and drainer with mixer tap, electric hob and extractor fan over, space for further appliances, tiled splashbacks, tiled flooring and UPVC double glazed window to the side elevation.

Dining Area

10' 2" x 8' 10" (3.10m x 2.69m)

French doors to the rear elevation, tiled flooring, radiator and door to the side. Open plan with the kitchen.

Lounge

14' 5" x 14' 3" (4.39m x 4.34m)

Two UPVC double glazed windows to side elevation, UPVC double glazed bay window to the front, Bamboo wooden flooring, two radiators, TV point, spotlights and stairs to first floor.

Bedroom One

11' 6" x 10' 10" (3.51m x 3.30m)

UPVC double glazed bay window to front elevation and radiator.

Bedroom Two

11' 11" x 8' 11" (3.63m x 2.72m)

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

Family Downstairs Bathroom

Fitted with a W.C, wash hand basin, panelled bath, separate shower cubicle with fitted shower, tiled flooring, radiator, tiled splashbacks and UPVC double glazed window to rear elevation.

First Floor

Landing

Bamboo wooden flooring, spotlights and a skylight window.

Bedroom Three

17' 4" x 9' 11" (5.28m x 3.02m)

UPVC double glazed windows to rear elevation, Velux window. Bamboo wooden flooring, radiator, spotlights.

Bedroom Four

17' 3" x 8' 10" (5.26m x 2.69m)

UPVC double glazed windows to rear elevation, Velux window. Bamboo wooden flooring, radiator, spotlights.

Shower Room

Fitted with a W.C, wash hand basin, wall mounted heated towel rail, shower cubicle with fitted shower and glass screen, tiled walls and floor and UPVC double glazed window to rear elevation.

Outside And Gardens

The property is set back from the road with a driveway for multiple vehicles and side access to the entrance to the property and to the rear garden. To the rear there is a garage to the end of the drive. The rear garden has a patio area and a lawn area over two levels.

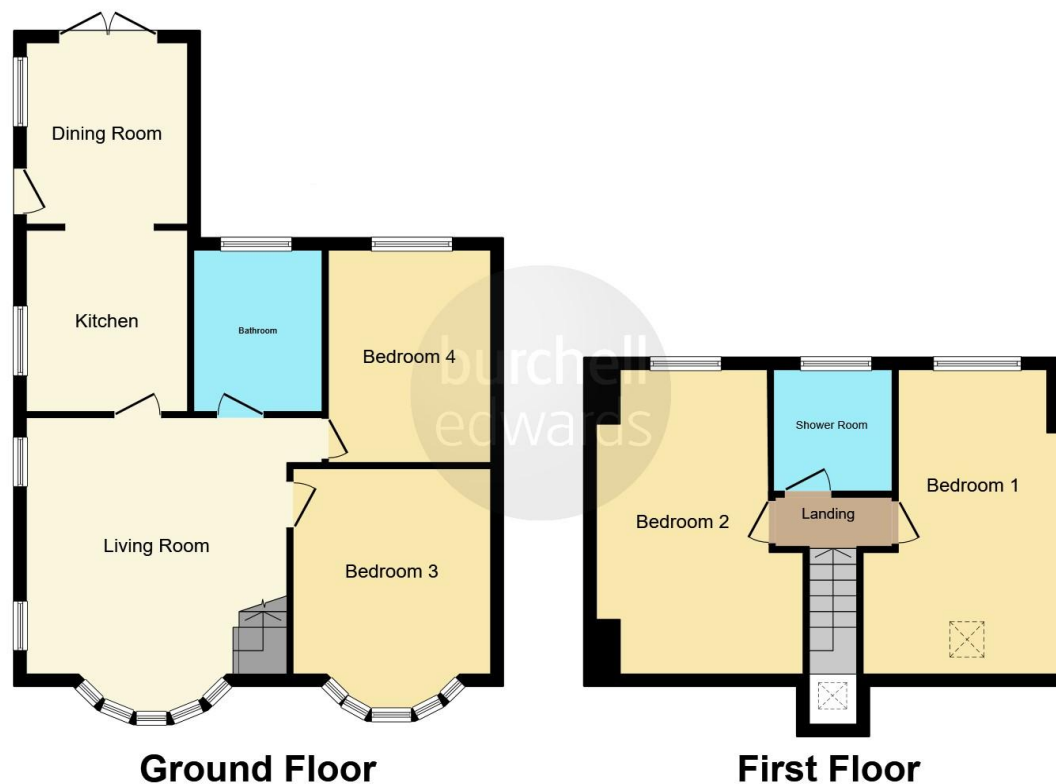
Agent's Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.









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

T 01773 715454
E eastwood@burchelledwards.co.uk

134 Nottingham Road Eastwood
 NOTTINGHAM NG16 3GD

EPC Rating: C Council Tax
 Band: C

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/EWD207201



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: EWD207201 - 0006