



Plumtre Way  
Eastwood Nottingham

burchell  
edwards

# Plumptre Way Eastwood Nottingham NG16 3LQ

for sale offers in the region of  
**£310,000**



## Property Description

Burchell Edwards are delighted to bring to the market a spacious three bedroom detached family 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, cloakroom, lounge, dining room, a fitted kitchen leading to the utility room. 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. Externally to the front, the property benefits from off road parking as well as access to the garage. To the rear you will find a generous sized garden! Viewings are highly recommended. Call us today to arrange your viewing!

## Ground Floor

### Entrance Hall

A generous sized entrance hall giving access to the cloakroom, lounge, dining room and kitchen as well as having stairs leading to the first floor.

### Cloakroom

Fitted with a w/c and wash hand basin. Having a storage cupboard, double glazed window to the side and vinyl flooring.

### Lounge

14' 11" x 13' 4" ( 4.55m x 4.06m )  
Having a double glazed window to the rear, three wall lights, two radiator, fireplace and carpet flooring.

### Dining Room

11' 10" x 11' 1" ( 3.61m x 3.38m )  
Having a double glazed window to the rear, two radiators and carpet flooring.

### Kitchen

12' x 8' 2" ( 3.66m x 2.49m )  
A fitted kitchen offering matching wall and base units with complementary work surfaces over with an inset sink and drainer unit with mixer tap over. There is an electric oven, gas hob with extractor hood over, space and plumbing dishwasher, double glazed windows to the front and side, tiled walls, radiator and a door leading into the utility room.

### Utility Room

15' 9" x 5' 10" ( 4.80m x 1.78m )  
Having worksurfaces with an inset sink and drainer unit, space and plumbing for a washing machine, storage cupboards, tiled walls and doors leading out to the garden as well as to the front of the property.

## First Floor

### Landing

Having access to the loft, storage cupboard housing the boiler which is approximately 3 years old and access to the three bedrooms and shower room.

### Bedroom One

14' 10" x 10' 10" ( 4.52m x 3.30m )

Having a double glazed window to the rear, fitted wardrobe, two wall lights, radiator and carpet flooring.

### Bedroom Two

12' x 10' 10" ( 3.66m x 3.30m )

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

### Bedroom Three

8' 11" x 7' 10" ( 2.72m x 2.39m )

Having a double glazed window to the front, storage cupboard, radiator and carpet flooring.

### Shower Room

Fitted with a walk-in shower, w/c, vanity wash hand basin, fully tiled splashbacks, storage cupboard, vinyl flooring and a double glazed obscure window to the front.

## Outside

### Front

The property sits back from the road with a driveway providing off road parking for the property. There is also a lawned area as well as having access to the garage and access down the side of the property leading to the rear garden.

### Rear

To the rear you will find a generous sized garden offering a number of seating area, lawned area, summer house and garden shed. There is also an out-building at the side of the property which is perfect for storage. The garden also offers mature planters and trees and secured with fence boundaries.

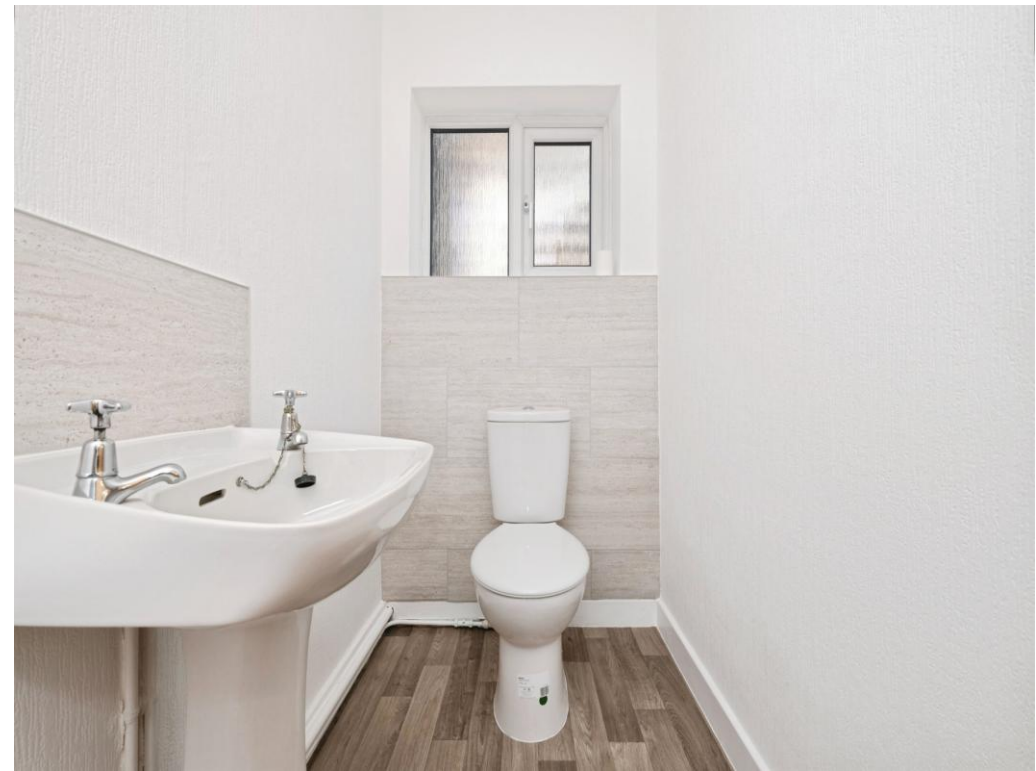
### Garage

16' 5" x 8' 10" ( 5.00m x 2.69m )

Having power and lighting.

### Agents Notes

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you as to time-frames for registration.









**Ground Floor**



**First Floor**

Total floor area 130.4 m<sup>2</sup> (1,404 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)



To view this property please contact Burchell Edwards on

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

Tenure: Freehold

**view this property online [burchelledwards.co.uk/Property/EWD207414](http://burchelledwards.co.uk/Property/EWD207414)**



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.

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