



Lawrence Avenue
Eastwood NOTTINGHAM

burchell
edwards

Lawrence Avenue Eastwood NOTTINGHAM NG16 3LD

for sale
£250,000



Property Description

Situated within walking distance of Eastwood town centre, this well-presented three-bedroom detached bungalow offers spacious single-storey living in a highly convenient location, close to a wide range of shops, amenities and excellent public transport links.

The accommodation comprises an entrance hallway leading to a generous lounge with feature fireplace and patio doors opening onto the rear garden, flowing seamlessly into the dining area. The fitted kitchen benefits from a range of integrated appliances and provides access to a bright sunroom with French doors to the garden. There are three well-proportioned bedrooms, together with a modern family bathroom fitted with a white three-piece suite and shower over bath.

Outside, the property enjoys attractive, well-maintained gardens to both the front and rear. The delightful south-facing rear garden features a paved patio, lawn and established flower borders, creating an ideal space for relaxing or entertaining. To the front, a private driveway provides off-road parking and leads to a detached garage with power supply.

Offered to the market with no upward chain, this fantastic bungalow is ready for its next owners to make it their forever home. Early viewing is highly recommended.

Hall

Welcoming entrance hall accessed via a uPVC front door with a double glazed side window, providing access to the lounge and inner hallway.

Lounge

A spacious and inviting reception room featuring a decorative fireplace with inset electric fire as a focal point. Open-plan access leads through to the dining area, while sliding patio doors open directly onto the rear garden.

Dining Room

A versatile dining space positioned between the lounge and kitchen, with a uPVC double glazed window overlooking the front aspect.

Kitchen

Fitted with a comprehensive range of wall and base units complemented by work surfaces and an inset one-and-a-half bowl sink with drainer. Integrated appliances include an electric oven, hob with extractor above, fridge and freezer and integrated washing machine. Finished with tiled flooring, partial wall tiling, recessed spotlights and a side-facing uPVC double glazed window. A sliding door provides access to the sun room.

Bedroom One

A comfortable double bedroom with a uPVC double glazed window to the side elevation.

Bedroom Two

A well-proportioned bedroom benefiting from a side-facing uPVC double glazed window.

Bedroom Three

A versatile third bedroom, ideal as a guest room, home office or hobby room, featuring a fitted wardrobe and a uPVC double glazed window.

Bathroom

Appointed with a modern white three-piece suite comprising a panelled bath with electric shower over, pedestal wash hand basin with storage beneath and low flush WC. Finished with tiled walls, tiled flooring, recessed spotlights and an obscured uPVC double glazed window.

Conservatory

A bright and airy addition to the home, enjoying views over the garden through uPVC double glazed windows to the side and rear. Features include luxury vinyl tile flooring, ceiling spotlights and French doors opening onto the patio.

Garage

Detached single garage with power supply, providing useful storage and secure parking.

Externals

The property enjoys an attractive frontage with clearly defined access to both the landscaped garden and the private driveway, which leads to a detached garage. Mature hedging and brick boundary walls provide a pleasant sense of privacy and kerb appeal. A timber gate opens onto a paved pathway leading to the main entrance, while the lawned garden extends around the bungalow and is enhanced by established flower and shrub borders.

To the rear, the south-facing garden offers a charming outdoor space with a paved patio ideal for seating and entertaining, complemented by a neatly maintained lawn and colourful mature planting. The detached garage can be accessed directly from the garden via a uPVC side door, framed by decorative timber trellis features.

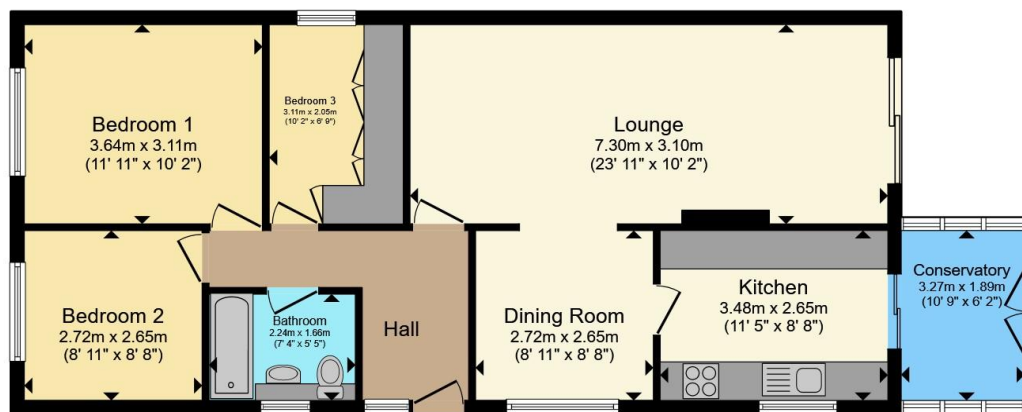
Agents Note

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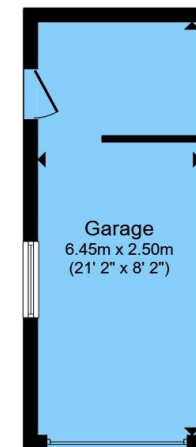








Floor Plan



Garage

Total floor area 99.0 m² (1,065 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



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: C

Tenure: Freehold

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