



Frearson Close  
Eastwood Nottingham



# Frearson Close Eastwood Nottingham NG16 3UF

for sale offers in the region of  
**£175,000**



## Property Description

We are pleased to present this modern two-bedroom, end-terrace bungalow, set within a peaceful and well-regarded over-55s development in the centre of Eastwood, Nottingham. Designed for easy, low-maintenance living, the home offers comfort and well-planned accommodation.

The layout includes a welcoming entrance hall, a stylish open-plan kitchen, living and dining space with quality integrated appliances, a spacious double bedroom, a flexible second bedroom, and a contemporary shower room.

Externally, the property benefits from a private enclosed courtyard, a useful outbuilding, and an allocated parking space. Positioned on a popular modern complex, Frearson Close is just a short stroll from Eastwood's excellent amenities, including supermarkets, cafés, independent retailers, restaurants and leisure options.

The area also provides strong transport links via the A610 and M1, offering easy access to Nottingham, Derby and nearby towns.

Combining comfort, convenience and a welcoming community setting, this beautifully maintained bungalow is perfect for buyers seeking a calm yet well-connected place to call home. Early viewing is highly advised to appreciate the quality of accommodation and its surroundings.

Please contact the office today to arrange your viewing.



## Entrance Hall

Accessed via composite front door, with loft space including ladder access, wood effect laminate flooring, downlighting and leading into:

## Open Plan Kitchen/Lounge/Diner

To the kitchen, matching wall and base mounted high gloss units with laminate worksurfaces, breakfast bar, stainless steel sink and drainer with chrome swan neck mixer tap, integrated appliances including electric hob with stainless steel extractor fan above, fan assisted oven, fridge freezer, washing machine, and dishwasher, double glazed window to rear elevation, wood effect laminate flooring, and downlighting. To the lounge/diner, a double-glazed window to rear elevation, patio doors leading to rear, wood effect laminate flooring, and downlighting.

## Bedroom One

Double glazed window to front elevation, downlighting and carpet floors to finish.

## Bedroom Two

Double glazed window to front elevation, downlighting and carpet floors to finish.

## Shower Room

A three-piece suite comprising a ceramic toilet and wash hand basin set upon a vanity unit, and oversized walk-in shower, obscured window to side elevation, mermaid shower panelling to walls, wood effect vinyl flooring, heated wall mounted towel rail and downlighting.

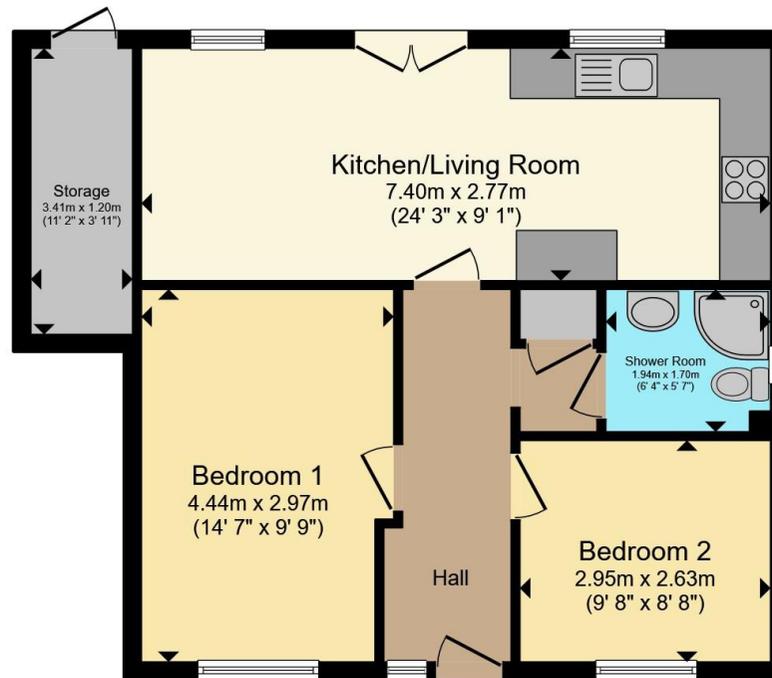
## Externals

To the front of the property sees a low maintenance barked flowerbed with shrubs, whilst the rear garden offers a fully enclosed, paved courtyard providing access to a useful outbuilding. A secure lockable side gate leads to the allocated parking space.









## Floor Plan

Total floor area 58.5 m<sup>2</sup> (630 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: B Council Tax  
 Band: A

Service Charge: 150.00 Ground Rent:  
 Ask Agent

Tenure: Leasehold

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This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



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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