

CHARLES & CO NEWTON

ESTATE AGENTS & SOLICITORS

35 Percy Street

Eastwood NG16 3EP

Offers in excess of £240,000

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This charming Victorian bay-fronted character home offers spacious, stylish living throughout and is ideally situated in a highly sought-after central area. Filled with traditional features, it presents a perfect blend of historic charm and modern comfort.

The generous accommodation includes a porch leading to a welcoming hallway, a large open-plan lounge and dining room, a good-sized kitchen, landing, three spacious bedrooms, and a spacious family bathroom. Outside, the front driveway is block paved, providing convenient parking. The extensive rear garden is larger than average, mainly laid to lawn, with added features including a brick outbuilding ideal for storage or further use & WC.

Located conveniently with easy access to Eastwood Town Centre's amenities, the property benefits from excellent transport links. The A610 and Junction 26 of the M1 motorway are just a short drive away, and the regular Rainbow 1 Bus service connects to Nottingham City Centre, Alfreton, and Heanor putting many destinations within easy reach.

Situated in a desirable area, this home offers a wonderful opportunity to create a warm and inviting environment for you and your loved ones. Don't miss out on the chance to make this house your own! Offered to the market with no upward chain.

























Porch
3'4" x 2'11" (1.02m x 0.89m)
Double glazed door with wooden internal door into hallway.

Lounge
14'1" x 13'1" (4.29m x 3.99m)
Wooden fire surround with electric feature fire, dado & picture rail, TV point, radiator, carpet flooring & double glazed bay window with shutters to the front elevation with shutters.

Dining Room
13'12 x 13'0" (3.96m x 3.96m)
Open plan to lounge with wooden fire surround, door into kitchen, dado & picture rail, radiator, carpet & two double glazed windows to the rear & side elevation.

Kitchen
14'4" x 9'6" (4.37m x 2.90m)
Range of wall, base & drawer units with laminate worktop over, stainless steel sink & drainer with mixer tap, space for range cooker, space for fridge, space for fridge/freezer, pantry cupboard, space for washing machine, radiator, carpet, double glazed window & door to the side elevation.

First Floor Landing
Doors off, double glazed window to side elevation, loft hatch, radiator & fitted carpet.

Bedroom One
12'11" x 9'11" (3.94m x 3.02m)
Carpet flooring, radiator & double glazed window with shutters to the front elevation.













Bedroom Two
11'7" (max) x 10'1" (min) (3.53m (max) x 3.07m (min))
Dado rail, radiator, carpet flooring, double glazed window to the rear elevation.

Bedroom Three
8'5" (min) x 6'1" (2.57m (min) x 1.85m)
Carpet flooring, radiator & double glazed window with shutters to the front elevation.

Bathroom
10'6" x 9'7" (3.20m x 2.92m)
Walk-in cubicle with PVC walls & electric shower, panelled bath, low flush WC, pedestal wash hand basin, carpet flooring, radiator & frosted double glazed window to the side elevation.

Frontage
Block paved driveway with double wooden side gates & brick wall boundary.

Rear Garden
The generous rear garden is mainly laid to lawn, featuring a paved patio area and paved pathways. It includes outbuildings, a summer house, and is enclosed by hedge and fence boundaries for privacy and security.

Outside WC
Outside WC





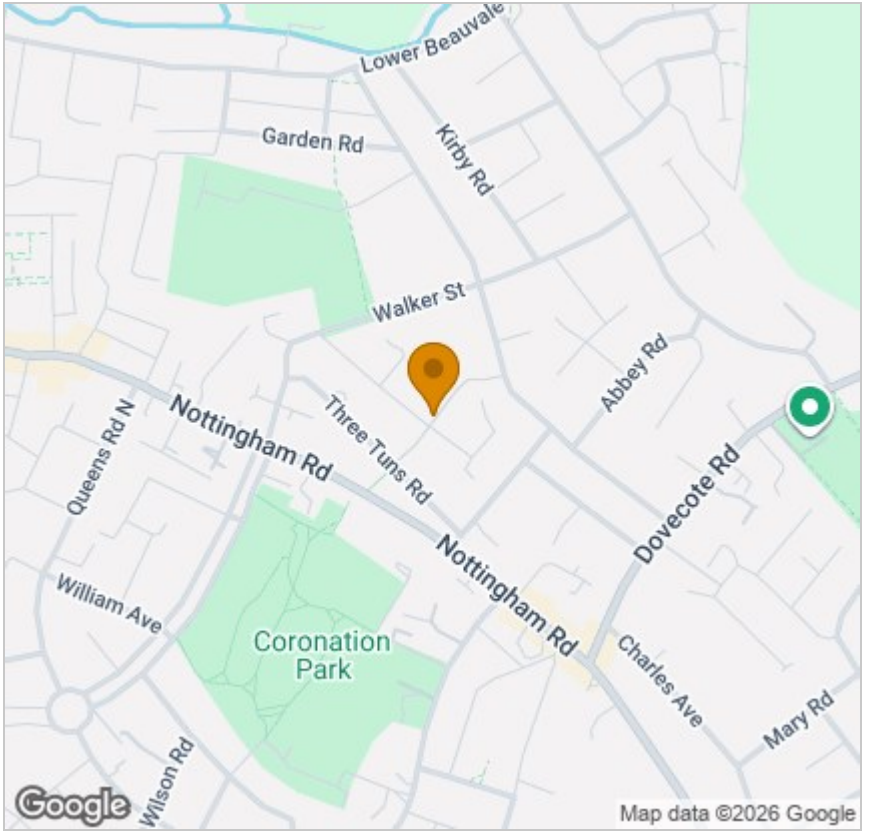




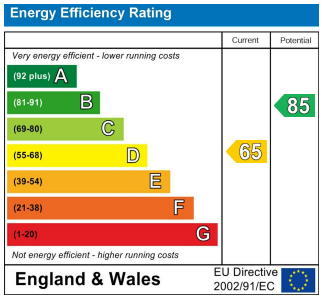
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Eastwood Office on 01773 535535 if you wish to arrange a viewing appointment for this property or require further information.

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