



Beamlight Road
Eastwood Nottingham





Property Description

Situated in a popular residential area of Eastwood, this attractive three-bedroom detached home is beautifully presented throughout and ready to move straight into, making it ideal for families, professionals, or those looking to upsize.

The property offers a welcoming entrance leading to a bright and spacious living room, perfect for everyday living and entertaining. The modern fitted kitchen/diner provides ample storage and worktop space, with room for family dining and direct access to the rear garden.

Upstairs, the home features three well-proportioned bedrooms, including a generous main bedroom and en suite, along with a contemporary family bathroom finished to a high standard.

Externally, the property benefits from an integral garage, driveway parking, and a private rear garden that is easy to maintain and ideal for relaxing or entertaining during the warmer months.

Located close to local schools, amenities, and transport links, this superb home combines convenience with comfort and must be viewed to be fully appreciated.

Lounge

To the front elevation of the property upon entrance. UPVC double glazed window, carpet flooring and a radiator.

Kitchen/ Diner

Featuring wall and base units, steel sink and drainage board, gas cooker and oven, plumbing for washing machine, space for tumble dryer and fridge with tile flooring, radiator, a window to the rear elevation and French doors to the garden. There is also space for a dining table.

W.C

Including a W.C, sink, radiator and vinyl flooring.



Landing

Featuring carpeted stairs with a window at the top, with a landing leading to:

Bedroom One

UPVC double glazed window to the front elevation, carpet flooring and a radiator.

En Suite

Featuring a double glazed UPVC frosted window, a walk in shower, sink, W.C and radiator.

Bedroom Two

UPVC double glazed window to the rear elevation, with a radiator and carpet flooring.

Bedroom Three

UPVC window to the rear elevation, with carpet flooring and a radiator.

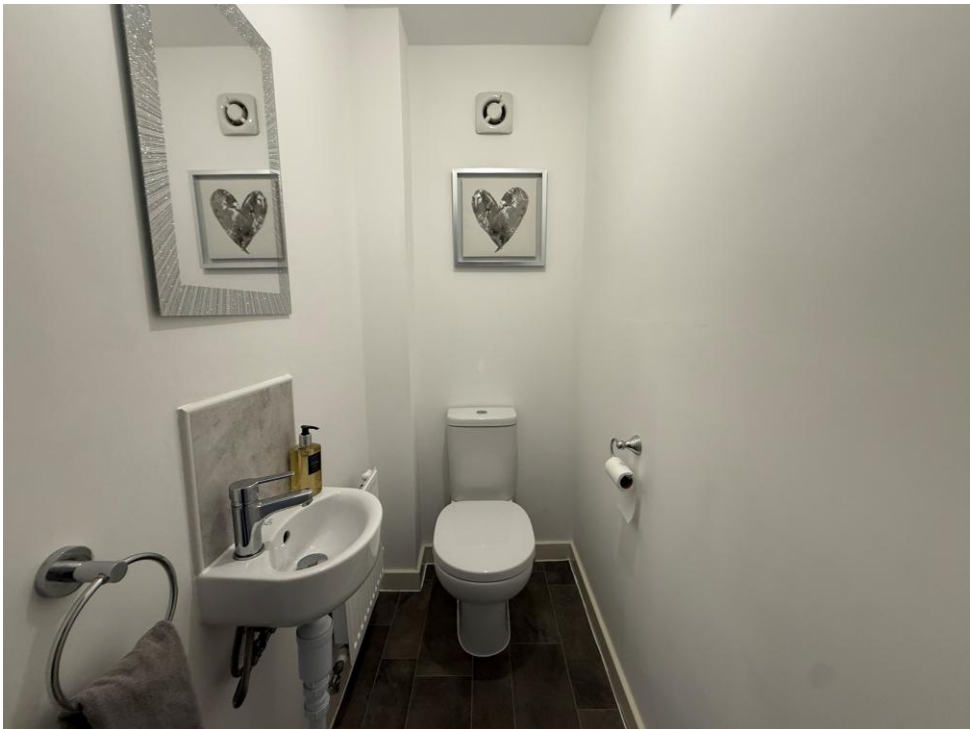
Garage

A single integral garage for storage.

Garden

Entered via the kitchen diner, with a paved area and grass.







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: B Council Tax
Band: C

Tenure: Freehold

[view this property online burchelledwards.co.uk/Property/EWD207670](https://www.burchelledwards.co.uk/Property/EWD207670)



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: EWD207670 - 0002