

Bailey Grove Road
Eastwood Nottingham

burchell edwards

Bailey Grove Road
Eastwood Nottingham NG16 3PE

for sale offers in the region of
£300,000







Property Description

* SUBSTANTIAL PLOT *

Nestled away from the Town Centre on the highly sought-after Bailey Grove Road, Eastwood, this exceptional four-bedroom detached family home offers an impressive blend of character, space and versatility, set within beautifully landscaped gardens that create a truly enchanting outdoor retreat.

Having been thoughtfully extended to the rear and further enhanced with a loft conversion, the property provides spacious and flexible accommodation ideal for modern family living. The standout principal suite occupies the converted loft space, benefiting from a contemporary en-suite bathroom and a stunning Juliet balcony, where elevated views can be enjoyed over the surrounding area.

The ground floor boasts a welcoming and versatile layout, featuring two generous reception rooms, both enhanced by charming log-burning stoves, creating warm and inviting spaces for relaxing and entertaining. At the heart of the home is a beautifully appointed open-plan bespoke kitchen with ample storage and workspace, making it the perfect hub for family life and social gatherings.

The rear garden provides a tranquil settings to enjoy the changing seasons while flooding the home with natural light.

Externally, the property truly comes into its own. The substantial rear garden has been lovingly designed to create a magical and almost woodland-inspired atmosphere, offering an abundance of secluded seating areas and lifestyle opportunities.

Lounge

Composite entrance door, carpet flooring, wall mounted radiator and feature log burner creating a warm and inviting living space.

Dining Room

Carpet flooring, wall mounted radiator, multi-fuel burner, useful storage cupboard and door providing access to the staircase leading to the first floor.

Kitchen

Fitted with oak worktops and a Rangemaster multi-fuel cooker with extractor hood above. Featuring tiled flooring, sink and drainer unit, Velux roof windows, heated towel radiator, space for a fridge freezer and doors leading through to the sunroom.

Pantry

Accessed directly from the dining room and fitted with shelving, providing excellent additional storage space.

Sunroom

A bright and versatile reception area with carpet flooring, Velux roof windows, double glazed windows overlooking the rear garden and French doors opening onto the patio.

Landing

Carpet flooring, double glazed window to the side elevation, doors leading to Bedrooms Two, Three and Four, family bathroom and staircase rising to the second floor.

Bedroom Two

A well-proportioned double bedroom with carpet flooring, wall mounted radiator and double glazed window overlooking the rear garden.

Bedroom Three

Carpet flooring, wall mounted radiator, double glazed window to the front elevation and housing the boiler.

Bedroom Four

Carpet flooring, wall mounted radiator and double glazed window to the front elevation.

Family Bathroom

Fitted with a ceramic WC, wash hand basin and bath with shower attachment. Tiled splashbacks, vinyl flooring, wall mounted radiator and double glazed opaque window to the rear elevation.

Landing / Dressing Area

Located on second floor, a useful dressing area with fitted wardrobes and door leading to the principal bedroom.

Bedroom One

An impressive principal bedroom with carpet flooring, wall mounted radiator and double glazed French doors opening onto a Juliet balcony.

Ensuite

Comprising a bath, ceramic WC and wash hand basin. Further benefiting from vinyl flooring, tiled splashbacks, wall mounted radiator and double glazed opaque window to the side elevation.

Gardens

An outstanding landscaped garden of remarkable maturity and character, featuring colourful cottage-style planting, sweeping lawns, covered entertaining area and productive kitchen garden, creating a wonderful setting for relaxation and outdoor living. Garden extends beyond images.

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



















Total floor area 161.4 m² (1,737 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
NOTTINGHAM NG16 3GD

EPC Rating: D

Council Tax Band: A

Tenure: Freehold

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