CHARLES NEWTON & CO

ESTATE AGENTS & SOLICITORS



15 Larch Crescent

Eastwood NG16 3RB

£210,000

2 | 1 | 2 | B

15 Larch Crescent

Eastwood NG16 3RB

Spacious two Bedroom Detached bungalow located in a popular area of Eastwood, close to good road links & bus routes. The property includes fitted kitchen, dining room, lounge, large conservatory & shower room. Outside is an enclosed rear garden, low maintenance front garden with driveway to side leading to a detached garage.

Offered to the market with No Upward Chain

Eastwood is known for its friendly community and convenient access to local amenities, including shops, schools, and parks. This property presents an excellent opportunity for those looking to settle in a tranquil yet accessible neighbourhood.

























Kitchen
14'9" x 8'2" (4.50m x 2.49m)
Range of base cupboards, drawers & matching wall units with laminate work surfaces, ceramic sink & drainer with mixer tap, tiled surround, electric oven & gas hob with extractor over, space for fridge & washing machine, vinyl flooring, two double glazed windows to the front & side elevations & double glazed door to the side.

Dining Room
10'11" x 8'2" (3.33m x 2.49m)
Picture rail, panelled walls, ceiling fan light, radiator, vinyl flooring & two double glazed windows to the side elevation.

Lounge
16'9" x 10'10" (5.11m x 3.30m)
Wooden mantle piece housing gas fire with marble hearth, coving to ceiling, ceiling roses, TV point, dado rail, radiator, wooden flooring, double glazed high level window to side, double glazed bay window to front elevation.

Inner Hall
Doors off, cupboard housing Worcester boiler & dado rail.

Bedroom One
15'5" x 7'10" (4.70m x 2.39m)
Fitted wardrobes & overbed storage, ceiling fan light, radiator, laminate flooring & wooden double doors into conservatory.

Bedroom Two
10'11" x 8'2" (3.33m x 2.49m)
Laminate flooring, radiator, internal frosted single glazed window to conservatory & door into inner hall.

Conservatory
16'1" x 9'6" (4.90m x 2.90m)
Tiled flooring, radiator, power & lighting, double glazed side door & double glazed French doors to the rear garden.

Shower Room
8'2" x 5'7" (max) (2.49m x 1.70m (max))
Walk in shower cubicle with mains feed shower, low flush WC, bidet, pedestal wash hand basin, tiled walls & flooring, radiator & frosted double glazed high level window to the side elevation.

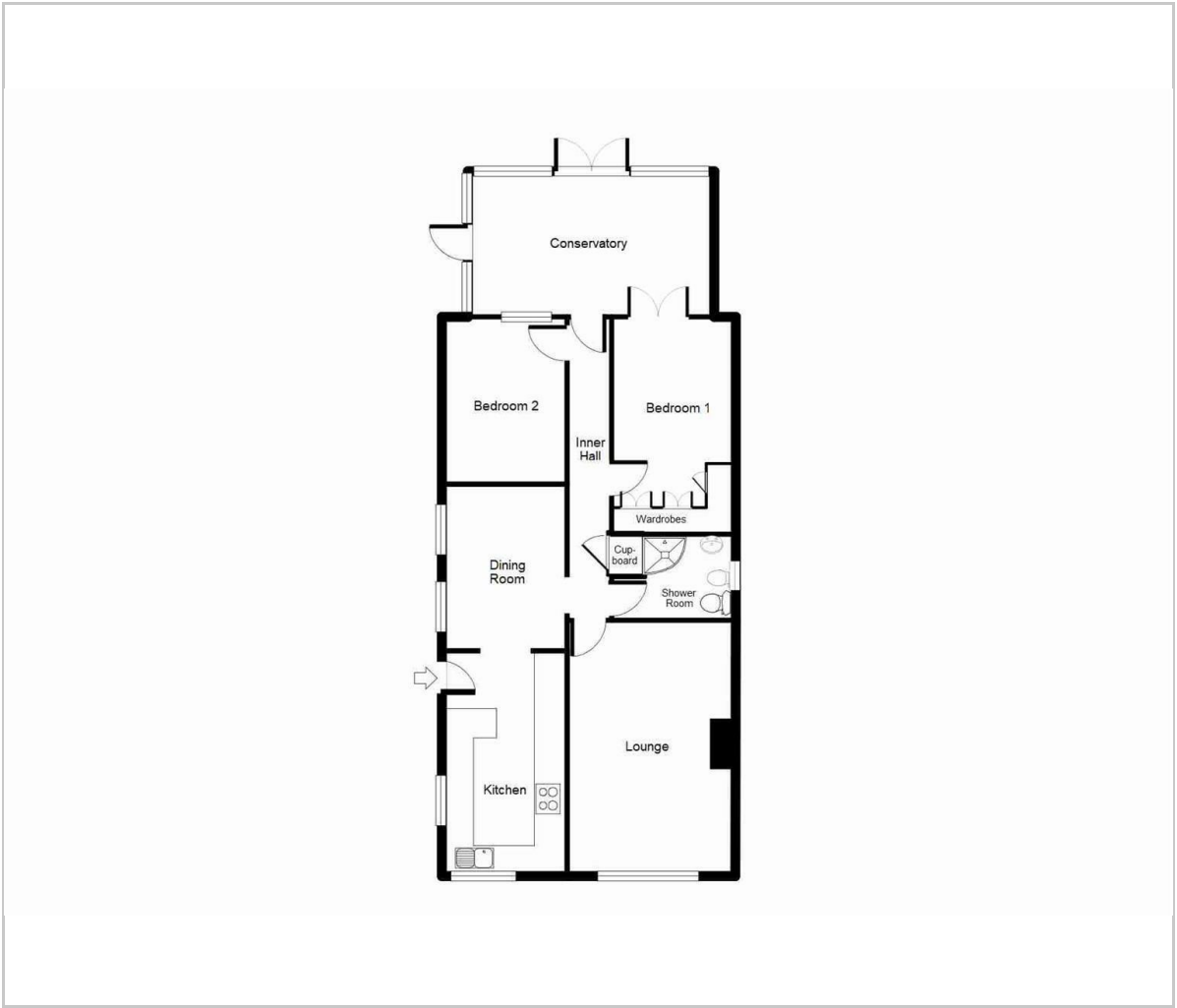
Outside

Rear Garden
Wooden decking area, Astro turf area, raised bedding planter, concrete & fence boundary.

Detached Garage
With up & over door.

Front Garden
Astro turf area & patterned concrete driveway leading to detached garage.

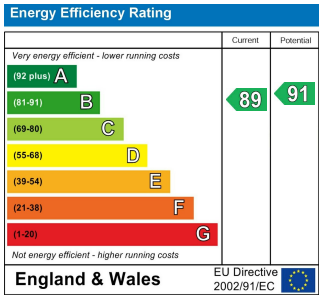
Floor Plan



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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

2 Alexandra Street, Eastwood, Nottinghamshire, NG16 3BD
Tel: 01773 535535 Email: property@charlesnewton.co.uk www.charlesnewton.co.uk