



Derby Road
Eastwood Nottingham

burchell
edwards



Property Description

Situated on Derby Road, Eastwood, this three-bedroom semi-detached property presents an excellent investment opportunity with spacious accommodation, a driveway and double garage.

The property is accessed via a porch leading into the entrance hall, which provides useful storage and access to the principal ground floor rooms. The generous lounge/dining room benefits from a double glazed bay window to the front alongside additional windows to the side and rear, creating a bright and airy living space. Two fireplaces provide attractive focal points, while four radiators ensure comfort throughout.

The kitchen is fitted with a range of matching wall and base units, an inset stainless steel sink with drainer, gas hob and oven and cooker hood. An opening leads through to the utility room, which offers additional storage units together with plumbing and space for a washing machine and tumble dryer. A useful outdoor cloakroom/WC and store room complete the ground floor accommodation.

To the first floor, the landing leads to three bedrooms all benefitting from fitted wardrobes, whilst the shower room is fitted with a walk-in shower, wash hand basin and WC.

Externally, the front garden features a brick wall boundary with decorative pebbled areas and established shrubs. A driveway to the side provides off-road parking and leads to the rear garden and substantial double garage. The enclosed rear garden is mainly laid to lawn with fenced boundaries and side access.

Porch

Accessed via a door from the front elevation, the porch features a tiled floor and provides access into the entrance hall.

Entrance Hall

With a composite entrance door, original tiled flooring, two wall mounted radiators and useful storage space, the hall provides access to the principal ground floor accommodation.

Lounge / Dining Room

A spacious dual-purpose reception room featuring carpeted flooring, a double glazed bay window to the front and additional windows to the side and rear elevations allowing for ample natural light. Four wall mounted radiators serve the room, while two fireplaces provide attractive focal points.

Kitchen

Fitted with a range of matching wall and base mounted units incorporating an inset stainless steel sink and drainer. Further benefits include a gas hob, electric oven, cooker hood, integrated fridge and freezer, tiled flooring and a double glazed window to the side elevation. Opening through to the utility room.

Utility Room

Complementing the kitchen with matching wall and base mounted units, the utility room offers tiled flooring, plumbing and space for a washing machine and tumble dryer, together with a double glazed window to the side elevation.

Wc / Cloakroom

Located outside, and comprising a ceramic WC.

Store

Useful storage room with a window overlooking the rear.

Landing

With carpeted flooring and access to all first-floor accommodation.

Bedroom One

A generous double bedroom featuring carpeted flooring, three wall mounted radiators, three double glazed windows to the front elevation and fitted mirrored wardrobes from floor to ceiling.

Bedroom Two

Double bedroom with carpeted flooring, two wall mounted radiator, double glazed window to the rear elevation and fitted wardrobes.

Bedroom Three

With carpeted flooring, wall mounted radiator, fitted wardrobes, and double glazed window to the rear elevation.

Shower Room

Fitted with a walk-in shower, ceramic WC and wash hand basin. Complemented by tiled flooring, tiled splashbacks, wall mounted radiator and a double glazed opaque window to the side elevation.

Externals

To the front of the property are steps rising to the entrance door, together with a brick wall boundary, decorative pebbled areas and established bushes. A driveway to the side provides off-road parking for numerous vehicles and leads to the rear garden. The enclosed rear garden is mainly laid to lawn with fenced boundaries, side access and access to the garage.

Garage

Substantial detached double garage providing excellent storage or parking facilities.

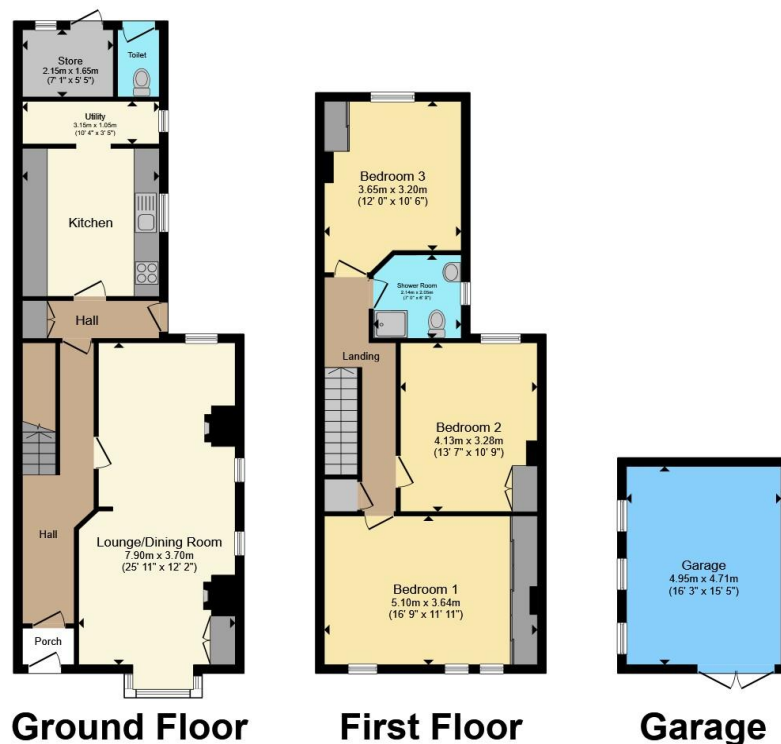
Agents Note

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 142.2 m² (1,531 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

T 01773 715454
E eastwood@burchelledwards.co.uk

134 Nottingham Road Eastwood
 NOTTINGHAM NG16 3GD

EPC Rating: D Council Tax
 Band: B

Tenure: Freehold

check out more properties at burchelledwards.co.uk



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: EWD207882 - 0002