



Philip Avenue
Eastwood Nottingham





Property Description

Discover this charming four-bedroom detached family home on Philip Avenue, a quiet and friendly street just a short walk from Eastwood Town Centre. Perfectly placed for family living, the property is within easy walking distance of local schools, parks, shops, and everyday amenities. Commuters will appreciate the excellent transport links, including regular bus services and quick access to the A610 and M1, making travel to Nottingham, Derby, and surrounding areas simple and convenient.

Inside, the home offers a bright and well-designed layout. The ground floor features a welcoming porch and entrance hall, a spacious dual-aspect lounge, a second sitting room, dining room, a modern kitchen with dining area, and a generous shower room.

Upstairs, you'll find four well-proportioned bedrooms and a contemporary family bathroom, providing plenty of space for a growing household.

Outside, the property benefits from a driveway with ample off-street parking and access to the half-garage store. The south-facing rear garden is a real highlight, offering excellent privacy, a lawned area for play, and a sheltered paved patio perfect for outdoor dining and relaxing.

A superb family home in a desirable Eastwood location with everything you need on the doorstep.

Entrance Porch

Bright porch featuring uPVC double-glazed windows and front door, with an internal door leading to the hall. Finished with a modern tiled floor.

Entrance Hall

A welcoming hallway with stairs to the first floor, useful under-stairs storage, wood-effect laminate flooring and a radiator. Doors leading to the lounge, kitchen-diner, study and shower room.

Lounge

A spacious dual-aspect lounge with uPVC double-glazed windows to the front and rear, wood-effect laminate flooring, and two wall-mounted radiators.

Sitting Room

Warm and inviting, this room offers wood-effect laminate flooring, a radiator, and sliding patio doors opening directly onto the rear garden.

Kitchen

Fitted with matching wall and base units, worktops incorporating a sink and drainer, and integrated electric oven with gas hob and extractor. Includes plumbing for a washing machine and wood-effect laminate flooring, with an open layout flowing into the dining room.

Dining Room

Light and airy with uPVC double-glazed windows to the side and rear, plus a rear access door. Finished with laminate flooring and open to the kitchen.

Ground Floor Shower Room

Stylish and practical with a ceramic WC and wash basin, walk-in shower, tiled walls and flooring, and a radiator.

First Floor Landing

Provides loft access, a radiator, and doors to all bedrooms and the family bathroom. Carpeted throughout.

Bedroom One

A generous double bedroom with uPVC double-glazed windows to the front and rear, two radiators, and carpeted flooring.

Bedroom Two

Features a uPVC double-glazed window to the front, radiator, and carpeted floor.

Bedroom Three

Includes a uPVC double-glazed window overlooking the rear garden, radiator, and carpet flooring.

Bedroom Four

Rear-facing uPVC double-glazed window, radiator, and carpeted flooring.

Bathroom

Modern white three-piece suite comprising WC, pedestal wash basin, and bath with shower over. Benefits from an obscured uPVC double-glazed window, radiator, and full tiling to walls and floor.

Loft Space

Partially boarded for storage, with a drop-down ladder for easy access.

Externals

To the front, a tarmac driveway offers ample off-road parking and access to the garage.

The south-facing rear garden provides excellent privacy, featuring a partly covered paved patio, lawned area, two timber sheds, and secure timber fencing with gated side access. To the rear you will also find a lovely sun terrace accessed from the sitting room offering additional seating outside, ideal for relaxation or hosting.

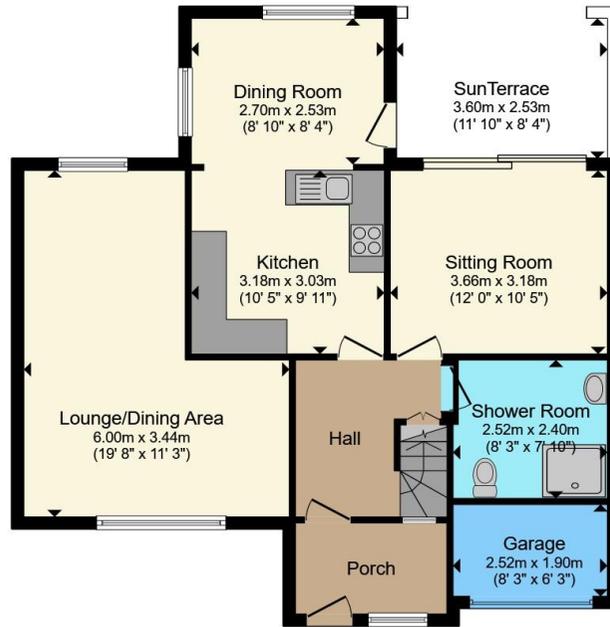
Garage

Up and Over door, power and Boiler, half the size of a standard garage for storage purposes only.

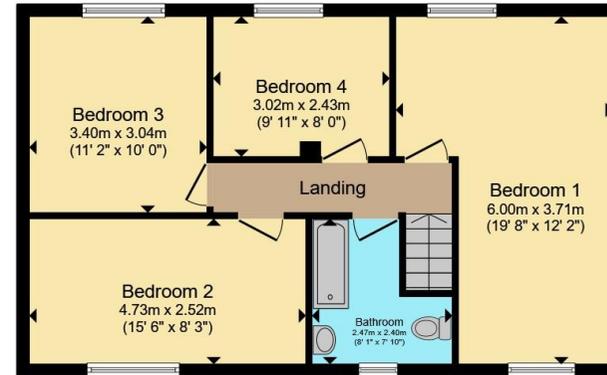








Ground Floor



First Floor

Total floor area 136.5 m² (1,469 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



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EPC Rating: D Council Tax
 Band: C

Tenure: Freehold

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