



Plumtre Way  
Eastwood Nottingham

burchell  
edwards



### Property Description

\*\*\*GUIDE PRICE £325,000- £350,000\*\*\*

A beautifully presented four bedroom detached family home, ideally located in the sought-after area of Eastwood. This spacious property offers a bright and generous lounge, dining area, extended kitchen, and four well-proportioned bedrooms. The home also benefits from a private driveway and front garden, integral garage, and a well-maintained rear garden—perfect for family living and entertaining. Situated close to local amenities, schools, and excellent transport links, this property is an ideal choice for those seeking comfort and convenience.

### Entrance

Featuring a UPVC front door with partial stained glass. Carpet flooring in the hallway and a radiator.

### Lounge

UPVC double glazed bay window, electric fireplace, radiator and carpet flooring.

### Dining Room

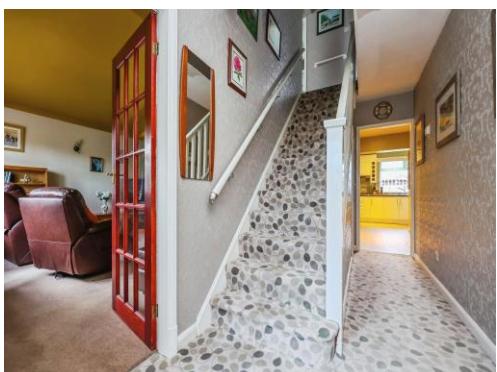
Featuring sliding doors to the garden, radiator, book shelf and laminate flooring.

### Kitchen/ Utility

UPVC window to the rear, radiator and laminate flooring. Base and wall units with oven, integrated hob and extractor fan. Plumbing for a washing machine and space for a dishwasher, wine shelf and pantry. Tile splashbacks and complimentary worksurfaces, with and inset sink and drainer unit.

### Downstairs W.C

Featuring a W.C with sink and towel rail.



## Landing

Carpet flooring leading to;

## Bedroom One

UPVC double glazed window to the front elevation, with integrated dressing table and wardrobes, a radiator and carpet flooring.

## Bedroom Two

UPVC double glazed window to the front elevation, with carpet flooring, a radiator and fitted wardrobes and cabinets.

## Bedroom Three

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

## Bedroom Four

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

## Bathroom

UPVC double glazed frosted window, with a walk in shower, sink with cabinet and a mirror. Airing cupboard, towel rail and ceramic tile flooring.

## Separate W.C

W.C with sink, vinyl flooring.

## Garage

Having power and lighting.

## Front

The property sits back from the road with a driveway providing off road parking for the property. There is also a lawned area as well as having access to the garage and access down the side of the property leading to the rear garden.

## Rear

To the rear you will find a generous sized garden offering a lawned area with a shed, also including a patio area.

## Agents Notes

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you as to time-frames for registration.

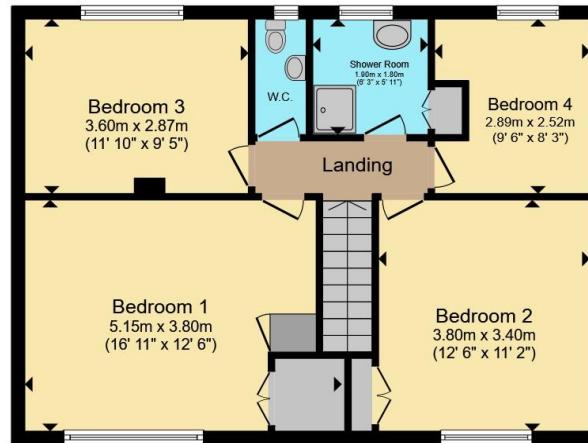








**Ground Floor**



**First Floor**

Total floor area 141.3 m<sup>2</sup> (1,521 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](http://www.propertybox.io)



To view this property please contact Burchell Edwards on

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134 Nottingham Road Eastwood  
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EPC Rating: D    Council Tax  
Band: D

Tenure: Freehold

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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.

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