Abbey Road
Eastwood Nottingham

burchell edwards

Abbey Road
Eastwood Nottingham NG16 3FF

for sale offers in the region of
£240,000

Property Description

** No Onward Chain **

Situated on the popular Abbey Road in Eastwood, this well-presented three-bedroom semi-detached property offers spacious and versatile accommodation, ideal for families and a range of buyers. Occupying an elevated position, the home benefits from a block-paved driveway, integral garage and attractive landscaped, south facing gardens.

The accommodation comprises an entrance porch, welcoming hallway with useful storage, a generous dining room and a spacious lounge overlooking the rear garden. The fitted kitchen provides a range of wall and base units and is complemented by a useful utility room with access to the garden. A separate ground floor WC completes the ground floor accommodation.

To the first floor are three well-proportioned bedrooms, including a spacious principal bedroom with extensive fitted wardrobes and attractive open views. Bedroom two is a further double bedroom with fitted storage, while bedroom three offers flexibility as a bedroom, nursery or home office. The accommodation is served by a modern shower room featuring a walk-in shower, vanity wash hand basin, WC and heated towel rail.

Outside, the beautifully established, south facing rear garden has been thoughtfully landscaped with patio seating areas, gravelled sections, mature shrubs and well-stocked borders, creating a private and peaceful outdoor space. This fantastic home combines generous living space with excellent outdoor areas in a sought-after residential location.

Porch
Useful entrance porch with fitted carpet, windows to the front and side elevations providing natural light, composite front entrance door, and internal door leading through to the hallway.

Entrance Hall
Welcoming hallway with fitted carpet, staircase rising to the first floor, useful understairs storage and additional storage cupboard. Doors provide access to the dining room and kitchen.

Lounge
A spacious and bright lounge featuring a large picture window overlooking the attractive rear garden, flooding the room with natural light. The room offers generous living space, complemented by built-in shelving and storage units, a feature fireplace, and neutral décor throughout, creating a comfortable and welcoming atmosphere.

Dining Room
A well-proportioned dining room featuring a large front-facing window that provides excellent natural light. The room offers ample space for a family dining table and chairs, with fitted carpet, neutral décor, and a radiator beneath the window, creating an ideal setting for both everyday dining and entertaining.

Kitchen
Fitted with a comprehensive range of wall, base and drawer units, this well-maintained kitchen offers ample worktop space and integrated storage. Features include a gas hob with built-in oven, tiled splashbacks, and a rear-facing window overlooking the garden. A glazed door provides access to the side/rear of the property, while the practical layout creates an efficient space for everyday cooking and food preparation.

Utility Room
A useful and spacious utility room providing additional worktop and storage space, with plumbing and appliance space for a washing machine, dishwasher and additional appliances. Benefiting from a rear-facing window and external door giving access to the garden, this practical area offers an ideal space for laundry and household tasks while keeping utilities separate from the main kitchen.

Wc / Cloakroom
g window that provides plenty of natural light and pleasant open views. The room benefits from an extensive range of fitted wardrobes offering excellent storage, along with fitted carpet and ample space for bedroom furniture, creating a comfortable and practical principal bedroom.

Bedroom Two
A generously sized double bedroom overlooking the rear garden, featuring fitted wardrobes and storage cupboards providing excellent built-in storage. The room benefits from a large window allowing plenty of natural light, fitted carpet, and ample space for a double bed and additional bedroom furniture.

Bedroom Three
A well-proportioned single bedroom featuring a front-facing window providing natural light and pleasant open views. The room benefits from fitted carpet, a radiator, and space suitable for a bed and additional bedroom furniture, making it ideal as a child's bedroom, guest room, or home office.

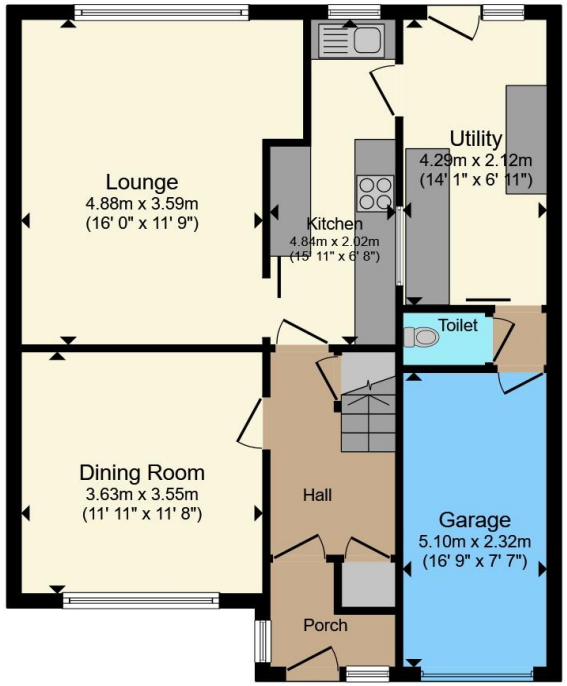
Shower Room
A modern shower room fitted with a walk-in shower enclosure, concealed-cistern WC, and vanity wash hand basin with storage beneath. Finished with contemporary wall and floor tiling, the room also benefits from a heated towel rail, mirrored wall cabinet, and an obscured rear-facing window providing natural light and ventilation.

Garage
A single integral garage equipped with power and lighting, featuring an up-and-over door to the front elevation and an internal door providing access to the rear of the property. The garage also houses the property's boiler and offers useful storage space or potential for workshop use.

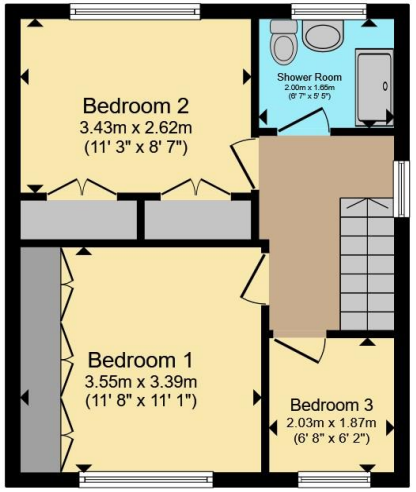
Externals
The property enjoys an attractive frontage with a block-paved driveway providing off-road parking and access to the integral garage. Steps lead to the elevated front entrance, complemented by a well-maintained planted garden with a variety of established shrubs and borders, creating an appealing approach to the home.

The property enjoys a beautifully established and private, south facing rear garden, thoughtfully landscaped across several levels with paved patio seating areas, decorative gravelled sections, and attractive stone steps with handrails connecting each tier. Well-stocked borders, mature shrubs, hedging, and a variety of established plants create a colourful and tranquil outdoor space, ideal for relaxing, gardening, or entertaining. The garden is enclosed by fencing and mature greenery, providing a good degree of privacy.

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.



Ground Floor



First Floor

Total floor area 108.4 m² (1,167 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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134 Nottingham Road Eastwood
NOTTINGHAM NG16 3GD

EPC Rating: D

Council Tax
Band: B

Tenure: Freehold

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The Property Ombudsman

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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