



Beauvale Rise
Eastwood Nottingham

burchell
edwards

Beauvale Rise Eastwood Nottingham NG16 3FL

for sale offers in excess of
£270,000



Property Description

Set on Beauvale Rise in the heart of Eastwood, this modern and well presented three bedroom detached family home offers excellent access to local amenities, schools and major commuter routes, including the A610 and M1-ideal for those travelling to Nottingham, Derby or surrounding areas. The property features generous off street parking for up to five vehicles and benefits from a recently fitted kitchen and bathroom.

The welcoming hallway leads to a bright bay fronted lounge with wooden floors. To the rear, a spacious kitchen/diner includes contemporary units, integrated appliances, tiled flooring and French doors opening onto the garden-perfect for family living and entertaining. A practical utility room offers extra storage and laundry space with external access.

Upstairs are three well proportioned bedrooms and a stylish family bathroom with vanity storage and shower over bath, plus a boarded loft for additional storage. Externally, the property enjoys superb kerb appeal, with a large front drive and a generous rear garden featuring a lawn, patio, sun house and potential for further outbuildings. Close to parks, shops, bus routes and Eastwood town centre, this is an excellent home in a highly convenient location.

Entrance Hall

Entered via a UPVC front door, with laminate flooring, wall mounted radiator and double glazed window to the front elevation.

Lounge

Bright reception with a double glazed bay window to the front, wooden floors and a wall mounted radiator.

Kitchen/Diner

Recently fitted with matching wall and base units, stainless steel sink and drainer, integrated oven and hob, space for a fridge freezer, tiled floors, double glazed window to the rear and double glazed French doors opening to the garden.

Utility Room

Tiled flooring with matching units housing the boiler, plumbing and space for a washing machine and dryer, plus rear door and window to the side elevation.

First Floor Landing

Carpeted, with a double glazed window to the side elevation.

Bedroom One

Carpet flooring, window to the front and wall mounted radiator.

Bedroom Two

Carpet flooring, window to the rear and wall mounted radiator.

Bedroom Three

Carpet flooring, window to the front and wall mounted radiator.

Bathroom

Modern suite with shower over bath, ceramic toilet and wash hand basin set in vanity, towel rail and double glazed opaque window to the rear.

Loft Space

Boarded for storage.

Externals

Front Elevation -

Pebbled area with a concrete drive offering potential parking for up to five vehicles, half height hedgerow surrounds and gated access to outbuilding.

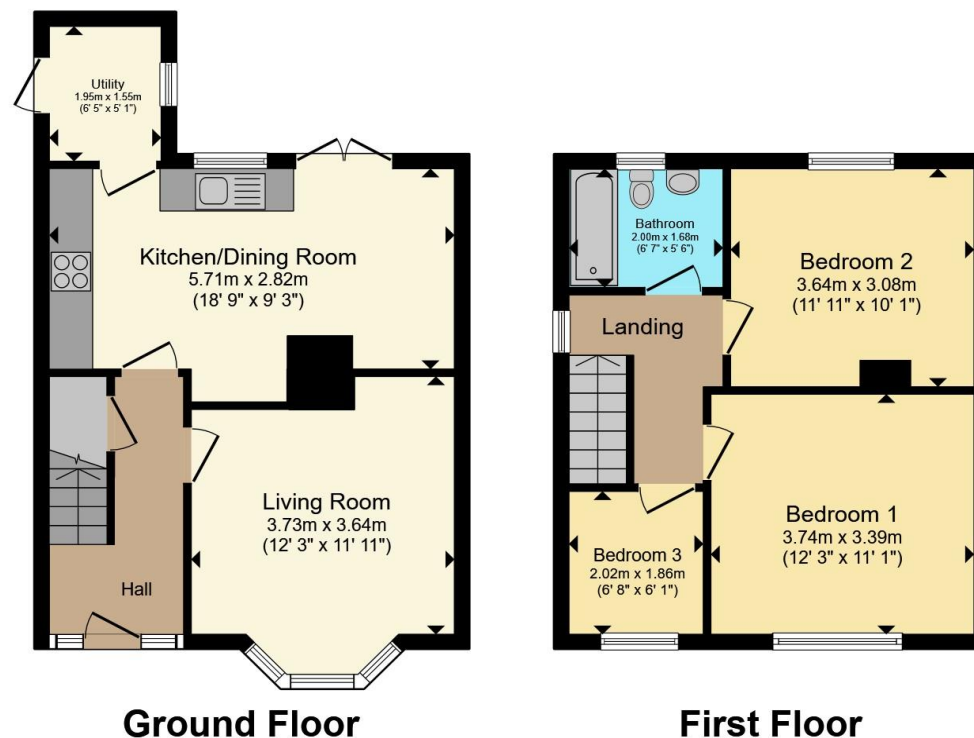
Rear Elevation -

Mainly laid to lawn with a block paved patio, sun house, fenced boundary with hedgerow and potential space for an additional outbuilding.









Total floor area 77.6 m² (835 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
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EPC Rating: D Council Tax
 Band: C

Tenure: Freehold

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