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Walker Street  
Eastwood Nottingham





## Property Description

Offered with NO ONWARD CHAIN! Burchell Edwards are delighted to bring to the market this three bedroom detached family home in the popular residential location of Eastwood. Walker Street is ideally situated in close proximity to Eastwood town centre offering a wide range of local amenities including shops, schools, bus routes and major road links. In brief the property comprises of an entrance hallway, lounge, dining room, W/C, fitted kitchen and conservatory. To the first floor are three bedrooms along with a newly fitted shower room. The property is double glazed and gas centrally heated. Outside, the property is set back from the road and stands on a generously sized plot, the driveway provides ample off road parking for several vehicles along with the garage. The garden is well maintained and is of low maintenance. Viewings are absolutely essential to appreciate the accommodation on offer!

## Ground Floor

### Entrance Hall

Accessed via a door to the front with a door leading into the lounge and stairs leading to the first floor. There is also a double glazed obscure window to the side, radiator and carpet flooring.

### Lounge

13' 5" to bay x 12' 1" max ( 4.09m to bay x 3.68m max )

Having a double glazed bay window to the front, two wall lights, radiator and carpet flooring.

### Dining Room

15' 6" max x 10' ( 4.72m max x 3.05m max )

Having a double glazed window to the rear, spot lights, radiator, door to the w.c, door leading to the kitchen and finished off with carpet flooring.

### W/C

Fitted with a w.c, vanity unit, double glazed window to the side and tiling to the walls.

### Kitchen

7' 11" x 6' 5" ( 2.41m x 1.96m )

A fitted kitchen offering matching wall and base units with complementary work surfaces over with an inset sink and drainer unit with mixer tap over. There is a electric oven, gas hob with cooker hood over, tilling to the splashbacks, space and plumbing for a washing machine, double glazed window to the side, tiled flooring and a door leading into the porch.

### Porch

8' 5" x 4' 3" ( 2.57m x 1.30m )

Having tiled flooring and a door leading out to the garden.

## First Floor

### Landing

Having a double glazed obscure window to the side, storage cupboard, loft access and access to the three bedrooms and shower room.

### Bedroom One

14' 1" into bay x 9' 9" ( 4.29m into bay x 2.97m )

Having a double glazed bay window to the front, radiator and carpet flooring.

### Bedroom Two

10' x 9' 10" max ( 3.05m x 3.00m max )

Having a double glazed window to the rear, airing cupboard housing the boiler, loft access, radiator and carpet flooring.

### Bedroom Three

6' 10" x 5' 6" ( 2.08m x 1.68m )

Having a double glazed bow window to the front, radiator and carpet flooring.

### Shower Room

A newly fitted suite comprising of a shower cubicle, vanity unit and W/C. Having partly tiled walls, extractor fan, spot lights, tiled flooring and an obscure double glazed window to the rear.

### Outside

To the front, the property sits behind secure fencing with a gate granting access to the pathway leading to the front. There is also a gate which leads to the side to the property.

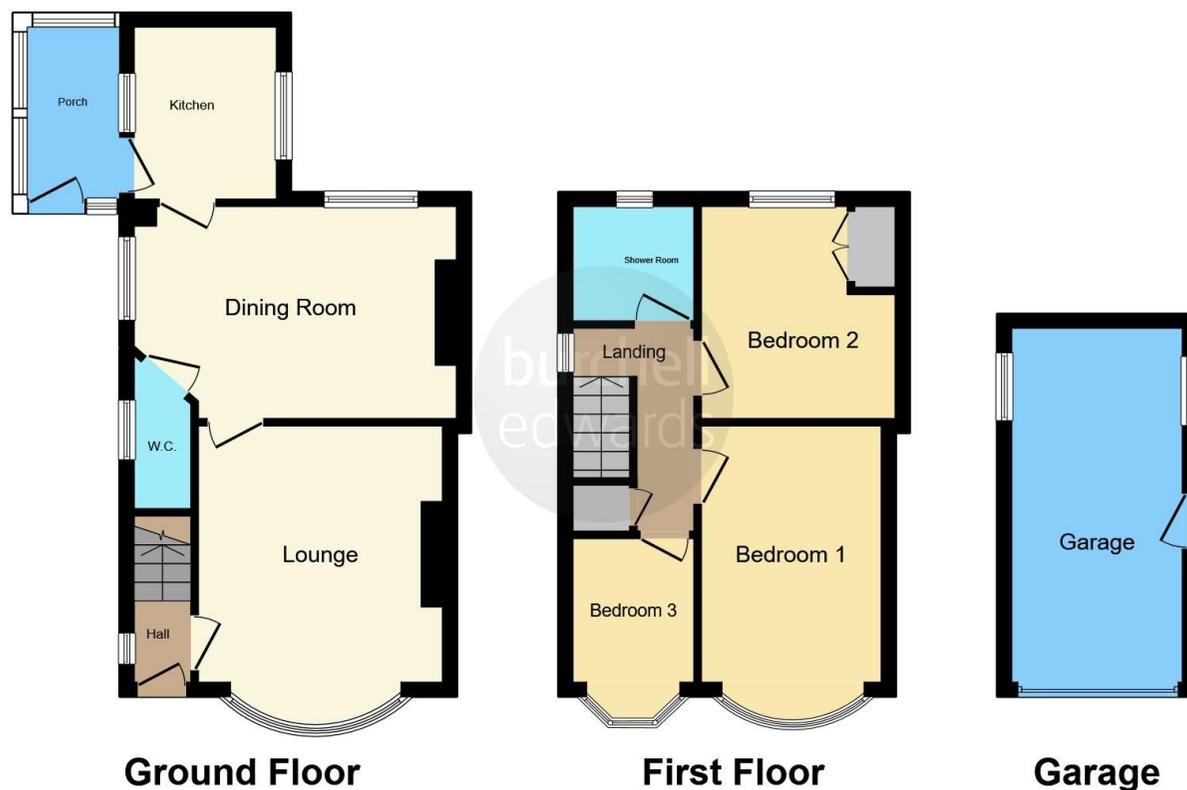
To the side/rear, you will find a delightful garden offering a lawned area as well as patio area. There are steps with lead down towards the gate which grants access to the driveway and garage.

The property sits on a generous sized plot offering ample off road parking! The garage also offers power and lighting.









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.focalagent.com](http://www.focalagent.com)

To view this property please contact Burchell Edwards on

**T 01773 715454**  
**E [eastwood@burchelledwards.co.uk](mailto:eastwood@burchelledwards.co.uk)**

134 Nottingham Road Eastwood  
 NOTTINGHAM NG16 3GD

EPC Rating: D Council Tax  
 Band: C

Tenure: Freehold

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Property Ref: EWD207352 - 0003