



Lawrence Avenue
Eastwood, Nottingham NG16 3LD

A FIVE BEDROOM DETACHED FAMILY HOME.

£400,000 Freehold



Situated on a corner plot with high screening boundaries providing privacy is this five bedroom detached family home.

This extended property offers flexible and generous accommodation, great for growing families. A particular feature is the semi open plan living dining kitchen, great for socializing and entertaining. The kitchen is modern and offers an array of modern units with built-in appliances. A snug connects this social space to a generous sitting room, with French doors opening to a private patio area. There is also a useful cloak/WC.

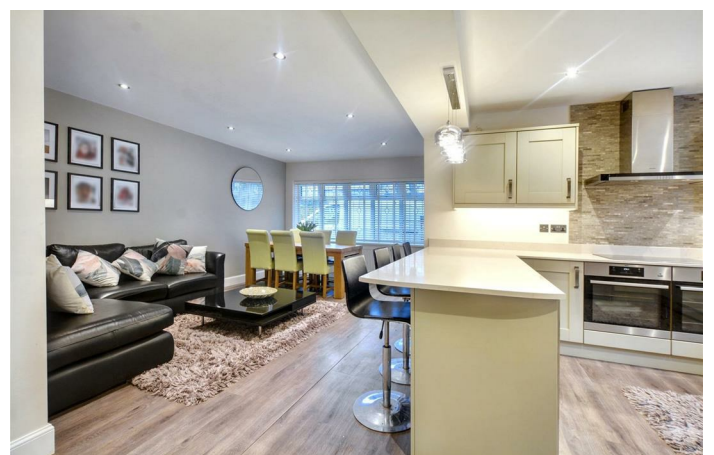
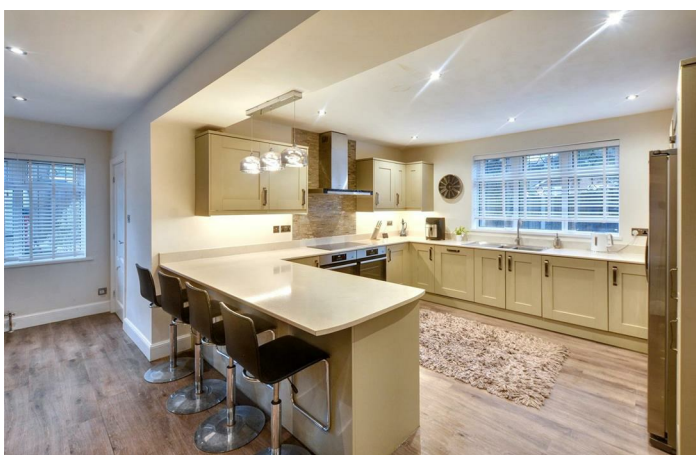
Five bedrooms to the first floor, the principal bedroom with a dressing area and en-suite shower room. There is a modern, contemporary four piece family bathroom. The property is centrally heated and double glazed.

Situated in this popular and established residential suburb, extremely conveniently located within walking distance of Eastwood high street and a variety of shops and facilities. Schools for all ages are also within walking distance of the property. If you are looking to commute, the A610 is a short drive away linking Nottingham and Derby, as well as Junction 26 of the M11 motorway.

This property is offered for sale with a completed upward chain, therefore giving the confidence that buyers can move in quickly.

The property enjoys private gardens to three sides, with gated forecourt providing off-street parking.

Only upon viewing this property internally can it be fully appreciated.



HALLWAY

5'8" x 9'1" (1.74 x 2.79)

Wooden front entrance door with sealed unit double glazed windows, door to family dining kitchen, stairs to the first floor with walk-in understairs closet.

OPEN PLAN LIVING FAMILY DINING KITCHEN

20'0" reducing to 13'4" x 11'4" increasing to 23'1" (6.10 reducing to 4.08 x 3.46 increasing to 7.3)

The living dining area has a radiator, large double glazed bay window to the front, door to cloaks/WC, door to snug, open through to the kitchen area separated by a generous breakfast bar. The kitchen comprises a contemporary Shaker-style range of fitted wall, base and drawer units, work surfacing, inset one and half bowl stainless steel sink unit with single drainer. Twin fan-assisted AEG ovens with Grundig hob over and Grundig extractor fan. Integrated washing machine and dishwasher, space for American-style fridge/freezer, space for wine cooler. Double glazed window, door to the rear.

CLOAKS/WC

Two piece suite comprising wash hand basin with a vanity unit and low flush WC.

SNUG

8'1" x 12'2" (2.47 x 3.71)

Radiator, double glazed window, double doors to living room, door to walk-in boiler cupboard housing floor mounted gas boiler (for central heating and hot water).

LIVING ROOM

22'0" x 11'2" (6.73 x 3.42)

Two radiators, double glazed window to the front, wooden double glazed windows and French doors opening to terraced patio area.

FIRST FLOOR LANDING

Accessed from a dog-leg staircase from the ground floor. A large, spacious landing with doors to all rooms, radiator, double glazed window, loft hatch.

BEDROOM ONE

17'4" reducing to 13'11" x 10'5" increasing to 11' (5.3 reducing to 4.25 x 3.18 increasing to 3.5)

Door to en-suite, walk-in wardrobe with hanging rails. Radiator, double glazed window.

EN-SUITE

A three piece suite comprising wash hand basin with vanity

unit, low flush WC, walk-in shower enclosure with thermostatically controlled shower. Tiling to walls, double glazed window.

BEDROOM TWO

13'4" reducing to 10'11" x 11'8" (4.08 reducing to 3.33 x 3.56)

Radiator, double glazed window.

BEDROOM THREE

11'5" x 8'0" (3.48 x 2.45)

Radiator, double glazed window.

BEDROOM FOUR

10'8" x 7'11" (3.27 x 2.43)

Radiator, double glazed window.

BEDROOM FIVE

7'11" x 9'2" (2.43 x 2.8)

Radiator, double glazed window.

FAMILY BATHROOM

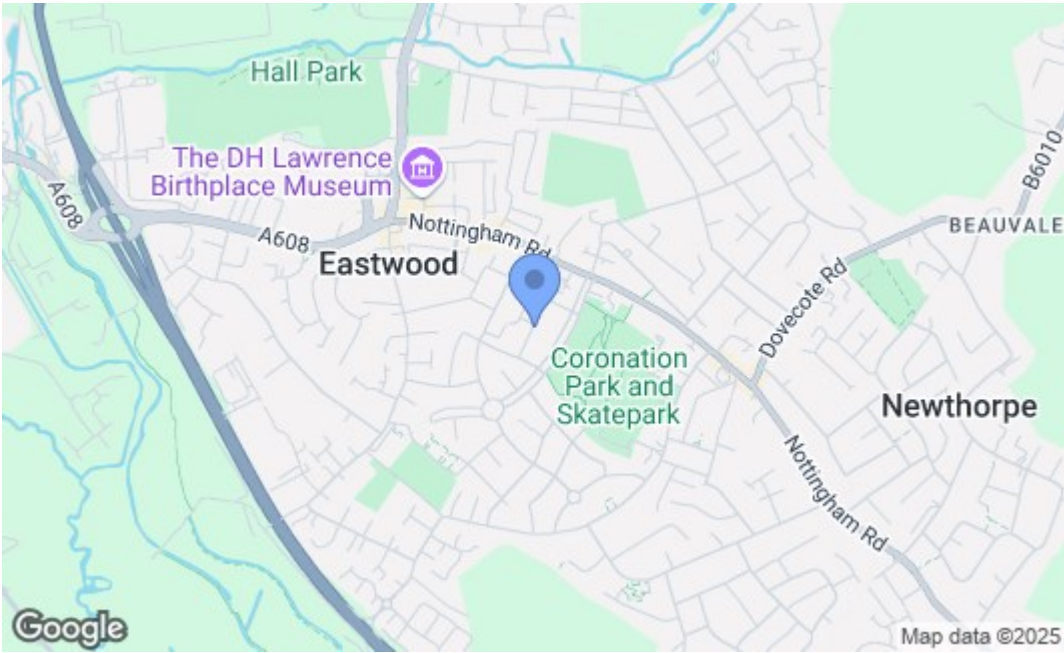
8'0" x 8'6" (2.46 x 2.6)

Incorporating a modern contemporary four piece suite comprising floating wash hand basin with vanity unit, low flush WC, bathtub with central thermostatically controlled taps, walk-in shower enclosure with feature drench rose thermostatically controlled shower system. Partially tiled walls, heated towel rail, double glazed window.

OUTSIDE

The property is situated on a generous and enclosed plot, fenced to all sides, accessed from the front by double wooden vehicle gates to block paved forecourt providing parking for two to three vehicles. There is a gate leading to one side of the property and to the left flank is a newly laid lawn, offering a private space with block paved patio returning to a courtyard garden area to the rear. To the right of the property is an enclosed and particularly private garden with recently laid porcelain tile terraced patio area and section of garden laid to lawn flanked with sleeper raised bedding. There is a timber cabin-style workshop/storage unit, the external measurements are approximately 2.6m x 3.4m. There is a variety of outside lighting around the property and outside power points, water tap.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.