



Grange View
Eastwood, Nottingham NG16 3DE

£225,000 Freehold

A THREE BEDROOM SEMI DETACHED
HOUSE.



Behind this traditional bay fronted facade lies a modern and contemporary family home.

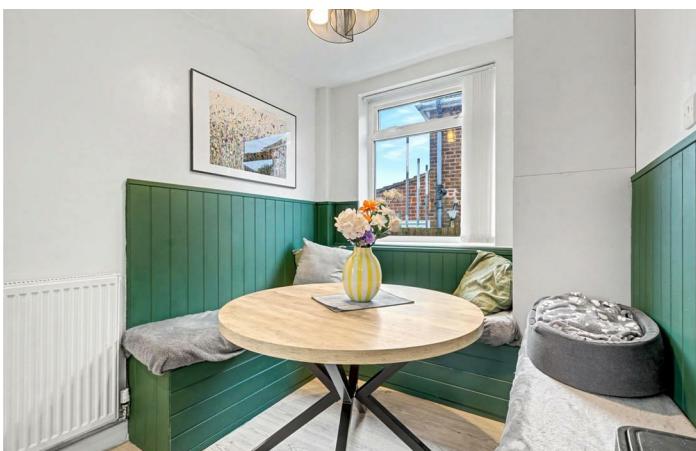
A welcoming hallway with stairs leading to the first floor gives access to a useful utility room and a door opening to the main part of the house which is open plan, offering a great space with living area to the front, a fantastic fully fitted kitchen area with central island unit (great for entertaining) and is definitely the hub of the household. Adjacent to this is a dining area complete with seats.

Rising to the first floor, the landing provides access to three bedrooms, two of a generous double size and the family bathroom offers a four piece contemporary suite.

A further feature of this property can be found in the garden where there is a purpose built cabin, offering a fantastic and adaptable space, currently used as a home office, but could be used as a gym, den, man cave, etc. This is set at the foot of the garden, in front of which is a contemporary garden with porcelain tiled patio areas and artificial lawn.

Situated in a little known, quiet cul de sac with off-street parking to the front for two cars. The property enjoys far reaching views over the surrounding area to the rear, yet extremely conveniently situated within walking distance of Eastwood town centre itself, offering a generous variety of shops, facilities and regular bus services. There are also good road links, including the A610 linking Nottingham and Derby, as well as Junction 26 of the M1 motorway.

This property is ideal for young families and first time buyers. An internal viewing is recommended.



ENTRANCE HALL

uPVC double glazed front entrance door, radiator, stairs to the first floor. Door to living room.

LIVING ROOM

15'8" x 11'8" (4.78 x 3.56)

Radiator, double glazed window to the front. Double glazed doors leading to the conservatory.

CONSERVATORY

7'9" x 12'0" (2.38 x 3.67)

uPVC double glazed windows with French doors opening to the rear garden.

DINING KITCHEN

16'1" x 10'4" reducing to 7'0" (4.91 x 3.16 reducing to 2.14)

Range of fitted wall, base and drawer units, with worktops and inset one and a half bowl sink unit with single drainer. Built-in electric oven, gas hob and extractor hood over. Plumbing and space for washing machine, further appliance space, radiator, double glazed window to the front, double glazed window and door to the rear. Understairs store cupboard.

FIRST FLOOR LANDING

Hatch and ladder to partially boarded loft.

BEDROOM ONE

16'0" x 9'2" reducing to 6'4" (4.88 x 2.80 reducing to 1.94)

Two radiators, double glazed windows to the front and rear.

BEDROOM TWO

12'0" x 8'4" (3.66 x 2.56)

Radiator, double glazed window to the front.

BEDROOM THREE

7'5" x 9'3" (2.27 x 2.82)

Cupboard housing gas combination boiler (for central heating and hot water), radiator, double glazed window to the rear.

SHOWER ROOM

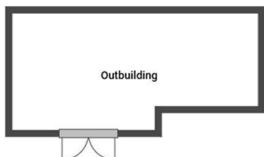
8'4" x 4'3" (2.56 x 1.32)

Modern three piece suite comprising wash hand basin within vanity unit, low flush WC and walk-in shower cubicle with thermostatically controlled shower, heated towel rail, double glazed window.

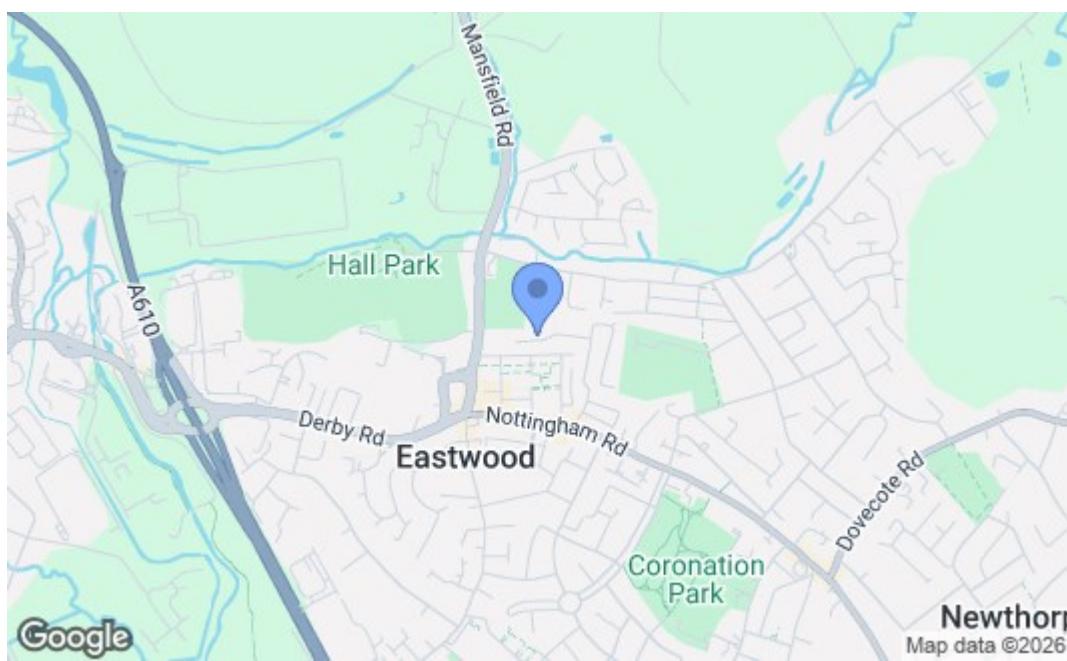
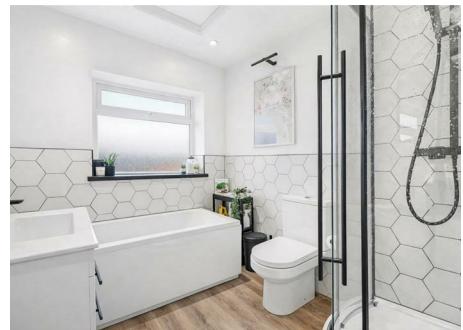
OUTSIDE

To the front, the property has a partially enclosed block paved forecourt. Whilst there is currently no drop kerb, the owners use this for parking. To the rear, the garden is fenced in and enclosed with patio area and retaining wall, steps leading to the main garden which is landscaped with a variety of themed areas, including a large decked area with gravel borders and there is a further patio area at the foot of the garden.





Robert Ellis
ESTATE AGENTS



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs (92 plus) A		86
(81-91) B		68
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		

Not energy efficient - higher running costs

England & Wales

EU Directive 2002/91/EC

Environmental Impact (CO₂) 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 CO₂ 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.