Robert Ellis

look no further. . .

Church Walk

Eastwood, Nottingham NG16 3BG

AN IMPRESSIVE LATE 1800'S FOUR BEDROOM, FOUR BATHROOM PERIOD PROPERTY OFFERED FOR SALE WITH NO UPWARD CHAIN.

Offers Over £435,000 Freehold

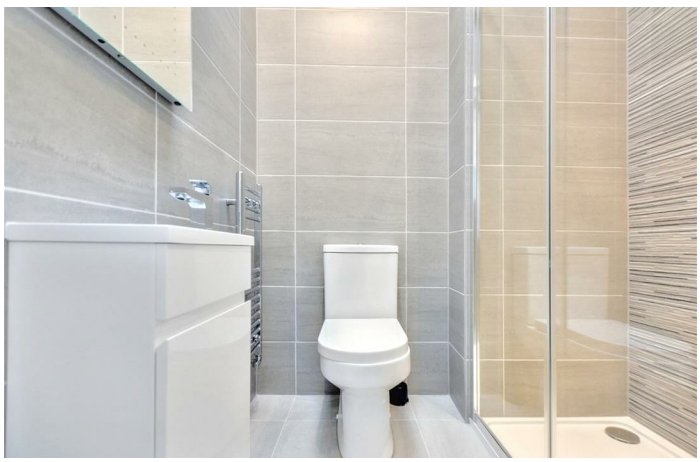
ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET THIS IMPRESSIVE LATE 1800'S FOUR BEDROOM, FOUR BATHROOM TWO RECEPTION ROOM DETACHED FAMILY HOUSE OFFERED FOR SALE WITH NO UPWARD CHAIN POSITIONED WITHIN WALKING DISTANCE OF EASTWOOD TOWN CENTRE.

With generous levels of accommodation over two floors, the ground floor comprises a feature entrance lobby with vaulted ceiling, entrance hallway with decorative balustrade and panelling rising to the first floor, two formal reception rooms each boasting a multi-fuel burning stone, fantastic open plan living family dining kitchen with feature bi-folding doors opening to the garden, utility room and shower room. The first floor landing then provides access to four bedrooms two of the bedrooms benefitting from en-suite facilities, as well as an additional family bathroom suite.

The property also benefits from gas fired central heating from combination boiler, underfloor heating, double glazing, off-street parking with sliding electrically operated gates, as well as a low maintenance enclosed garden with covered seating area.

As previously mentioned, the property also sits within walking distance of the shops, services and amenities within Eastwood town centre, as well as being on the doorstep to open countryside, shopping facilities and transport links to and from the surrounding area.

Given the history and character of the building, coupled with the fantastic modern interior, we believe the property would make an ideal long term family home and highly recommend an internal viewing to fully appreciate the renovation work undertaken.



ENTRANCE LOBBY
10'3" x 4'2" (3.14 x 1.29)
Feature composite and double glazed front entrance door, vertical radiator, double seat unit with pull-up storage, vaulted ceiling with two Velux roof windows, spotlights, decorative archway, herringbone flooring, original entrance door leading through to the hallway.

RECEPTION HALLWAY
19'3" x 5'10" (5.88 x 1.80)
Feature herringbone flooring with underfloor heating, staircase rising to the first floor with decorative wood spindle balustrade and panelling, LED spotlights, alarm control panel, useful understairs storage closet, boiler room housing Worcester Bosch App based gas combination boiler for central heating and hot water purposes. Internal doors leading through to both reception rooms and utility room with an opening through to the family dining kitchen.

LOUNGE
17'1" x 14'1" (5.21 x 4.30)
A bright and airy room with double glazed windows to front and side, feature herringbone flooring with underfloor heating, feature central exposed brick chimney breast on a slate hearth with inset multi-fuel burning stove, wall mounted media points.

DINING ROOM
14'8" x 12'0" (4.48 x 3.67)
Two double glazed windows to the side, herringbone flooring with underfloor heating, feature decorative exposed brick chimney breast incorporating a slate hearth with multi-fuel burning stove.

UTILITY ROOM
10'8" x 6'5" (3.27 x 1.97)
Both sides are equipped with a range of fitted base and wall storage cupboards with butchers block style square edge work surfacing incorporating single sink and draining board with central swan-neck mixer tap. Double glazed window to the side, herringbone flooring with underfloor heating, internal door to the shower room.

SHOWER ROOM
6'4" x 6'0" (1.95 x 1.84)
Modern newly fitted three piece suite comprising walk-in tiled shower cubicle with glass screen and matching door with mains ran dual attachment shower, hidden cistern push flush WC, wash hand basin with mixer tap with storage cabinets beneath. Fully tiled walls and floor, double glazed window to the side, LED spotlights, extractor fan, wall mounted LED lit bathroom mirror.

OPEN PLAN LIVING FAMILY DINING KITCHEN
22'1" x 21'3" (6.75 x 6.49)
The kitchen is equipped with a vast array of matching wall, base and drawer units with feature Quartz marble work surfaces incorporating inset one and a half bowl sink unit with draining board and central swan-neck style mixer tap with instant hot water feature, fitted five ring gas hob with feature extractor canopy, in-built waist and eye level double oven, space and plumbing for a Samsung double American-style fridge/freezer, integrated dishwasher, full height storage cupboards and drawers, glass fronted crockery cupboards, wine rack, overhanging breakfast bar space with further storage cabinets beneath, LED spotlights, herringbone flooring with underfloor heating, double glazed windows to the left hand side, three Velux windows to the ceiling, wall mounted media points, bi-folding doors opening out to the garden space.

FIRST FLOOR LANDING
Feature decorative wood spindle balustrade, two radiators, double glazed window to the side, three Velux rooflights, LED spotlights, doors to all bedrooms and bathroom, loft access point via wooden pull-down loft ladders to a useful storage loft space.

BEDROOM ONE
14'9" x 11'1" (4.50 x 3.40)
Two double glazed windows to the side, radiator, wall mounted media points, door to en-suite.

EN-SUITE
5'10" x 4'7" (1.78 x 1.40)
Modern white three piece suite comprising walk-in tiled cubicle with Mira Sport electric shower with glass screen/sliding door, wash hand basin with mixer tap and storage cabinets beneath, push flush WC. Fully tiled walls and floor, chrome ladder towel radiator, Velux roof window, LED spotlights, extractor fan, wall mounted LED bathroom mirror.

BEDROOM TWO
12'5" x 12'0" (3.80 x 3.67)
Double glazed window to the front overlooking the local tennis courts, radiator, wall mounted media points. Door to en-suite.

EN-SUITE
6'0" x 4'10" (1.83 x 1.48)
Three piece suite comprising walk-in tiled shower cubicle with Mira Sport electric shower and glass screen/sliding door, push flush WC, wash hand basin with mixer tap with storage cabinet beneath. Fully tiled walls and floor, Velux roof window, LED spotlights and extractor fan, chrome ladder towel radiator, wall mounted LED lit bathroom mirror.

BEDROOM THREE
14'0" x 13'9" (4.28 x 4.21)
Two double glazed windows to the side, three radiators, wall mounted media points, wall mounted media points, LED spotlights, fitted wardrobe with shelving and hanging rail, additional loft access point with wooden pull-down loft ladders to further useful loft space.

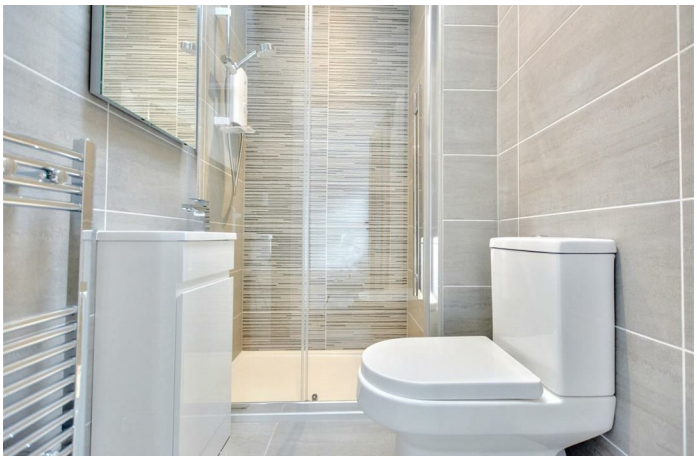
BEDROOM FOUR
10'8" x 7'5" (3.26 x 2.28)
Double glazed window to the side, radiator, wall mounted media points.

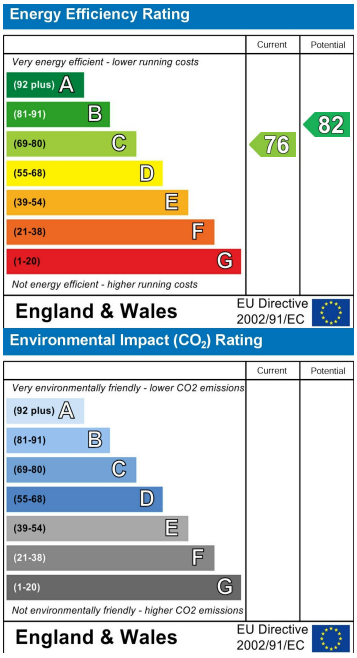
BATHROOM
7'5" x 7'0" (2.27 x 2.14)
Four piece suite comprising curved end bath with mixer tap, wash hand basin with mixer tap and storage drawers beneath, push flush WC, walk-in tiled shower cubicle with glass screen and sliding door with dual attachment mains shower. Decorative contrasting tiles to walls and floor, wall mounted LED lit sensor bathroom mirror, chrome ladder towel radiator, double glazed window to the rear, LED spotlights, extractor fan, vaulted ceiling incorporating a Velux roof window.

OUTSIDE
To the front of the property there is a high quality pedestrian gate and pathway which then leads to the front entrance door. Decorative stone chippings and an array of bushes and shrubbery. There is then a pedestrian gate which then leads into the front area of the property. To the front of the house which is enclosed by timber fencing there is a pedestrian gate leading back to the front, offering a block paved style pathway leading down the side of the house incorporating timber fencing with concrete posts and gravel boards, decorative stones and chippings, a variety of mature bushes and shrubbery. Log store. The front then opens out to the block paved driveway which is accessed to the front via electrically operated remote controlled sliding gates to a forecourt providing parking space for 2/3 vehicles with EV charging point. Beyond the retaining wall there is an easy to maintain paved garden entertaining space with raised timber flowerbeds and a covered seating area with matching tiles and a double outside power point.

TO THE REAR
The rear garden has an external lighting point, water tap, further power outlets, pedestrian access leading down the rear of the property to an area behind the front porch which leads to a timber storage shed and where both meters can be found.

AGENTS NOTE
Some of the internal images have virtual staging to give an impression of how to furnish the property.





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.

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