

37 Percy Street
Eastwood NG16 3EP
£360,000

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A splendid traditional detached circa 1903 home, beautifully combining original character and period features with generous and versatile accommodation.

The property opens into an inviting entrance hall with original front door and sympathetically recreated tiled flooring, leading through to the heart of the home a magnificent extended living kitchen and dining space. This impressive room features a central island and lovely views over the extensive rear garden.

The property also benefits from a separate lounge, complete with an original fireplace, cornicing, coving and picture rail, creating a warm and characterful additional reception space.
To the first floor, a spacious landing leads to three generous double bedrooms, with the master bedroom benefiting from an en-suite shower and WC and a family bathroom.
Stairs continue to the second floor, where there is a further double bedroom, dressing area and WC with wash basin.
Outside, the property has an attractive traditional frontage with a charming topiary archway entrance, original tiled open porch leads to the original front door. A large drive-through garage provides access to the extensive rear parking area and gardens, with utility and W.C.

The impressive rear garden is a real feature, with extensive lawns, established planted borders, trees, shrubs and flowers, together with a large patio seating areas. A range of substantial brick-built outbuildings provides excellent storage and includes a useful outdoor office. A large covered parking carport with light and power and additional large storage area can also be found to the rear.

A truly characterful and spacious home, offering an excellent combination of original features, generous accommodation and extensive outdoor space. The property and gardens really do need to be seen to be fully appreciated.

























Entrance Hallway
Enter via Single glazed solid wooden door into hallway, stairs to first floor, door to dining kitchen, radiator, Minton flooring & wooden door to the side elevation into garage.

Living/Dining Kitchen
21'6" x 17'6" (6.55m x 5.33m)
Step into the bright, spacious living/dining kitchen with an island centrepiece, range of wall, base & drawer units with Quartz worktop over, stainless steel sink & drainer with mixer tap, free standing electric oven with extractor over, tiled surround, integrated dishwasher, space for American style fridge/freezer, radiator, tiled flooring, patio doors & French doors to the stunning rear garden.

Lounge
14'11" x 13'0" (4.55m x 3.96m)
Single glazed French doors from the kitchen into lounge, cast iron fireplace with tile surround & marble hearth housing electric fire, coving to ceiling, picture rail, ceiling rose, TV point, laminate flooring, radiator & double glazed bay window to the front elevation.

First floor Landing
Stairs to second floor, doors off, large storage cupboard with double glazed window to the front elevation.

Bedroom One
18'0" x 9'0" (5.49m x 2.74m)
Large double room with fitted wardrobes, picture rail, door to WC, door to shower, tiled flooring & double glazed window to the rear elevation.

Shower
Cupboard housing electric shower, and tiled storage shelf.













Ensuite W.C
11'11" x 3'4" (3.63m x 1.02m)
Low flush WC, wash hand basin & tiled flooring.

Bedroom Three
12'2" x 11'11" (3.71m x 3.63m)
Double room with laminate flooring, radiator & double glazed window to the front elevation.

Bedroom Four
10'9" x 10'4" (3.28m x 3.15m)
Double room with laminate flooring, radiator & double glazed window to the front elevation.

Family Bathroom
10'04 x 10'09 (3.15m x 3.28m)
Panelled bath with shower over, part tiled walls, low flush WC, vanity wash hand basin, airing cupboard housing Worcester boiler & hot water tank, heated towel rail, vinyl flooring & frosted double glazed window to the rear elevation.

Second Floor
Carpeted staircase with window to rear elevation & door to bedroom two.

Bedroom Two
12'9" x 10'4" (3.89m x 3.15m)
Double bedroom with laminate flooring, electric radiator & three Velux windows.

Dressing Area
10'4" x 10'3" (3.15m x 3.12m)
Clothing rails, low flush WC, vanity sink unit & frosted double glazed window to the side elevation.

Outside













Side Garage
25'2" x 10'1" (7.67m x 3.07m)
Drive through garage with double wooden doors to the front & rear, shelving & storage, light & power & door to WC/utility room.

Utility Room WC
9'8" 6'0" (2.95m 1.83m)
Low flush WC, wash hand basin, tiled surround, plumbed for washing machine, space for dryer, extractor fan, coat hooks & tiled flooring.

Front Garden
Topiary archway leading to original front door, block paved frontage to garage, storage with wooden double doors, hedge & brick wall boundary.

Rear Garden
Stunning rear garden with lawn areas, stocked borders, plants, shrubs & trees, two patio areas, summerhouse, office, outbuildings, cold water tap, lighting, driveway to carport with storage area behind.

Outdoor Office
10'5" x 5'3" (3.18m x 1.60m)
Power & lighting, wooden flooring, Velux window, two single glazed windows to the front elevation.

Outbuilding 1
4'5 x 9'2 (1.35m x 2.79m)
Single glazed window, wood door.

Outbuilding 2
9'4 x 4'4 (2.84m x 1.32m)
Two wooden doors.

Brick Built Carport
23'1" x 11'7" (7.04m x 3.53m)
To the rear of the garden with pitched roof, power & lighting.











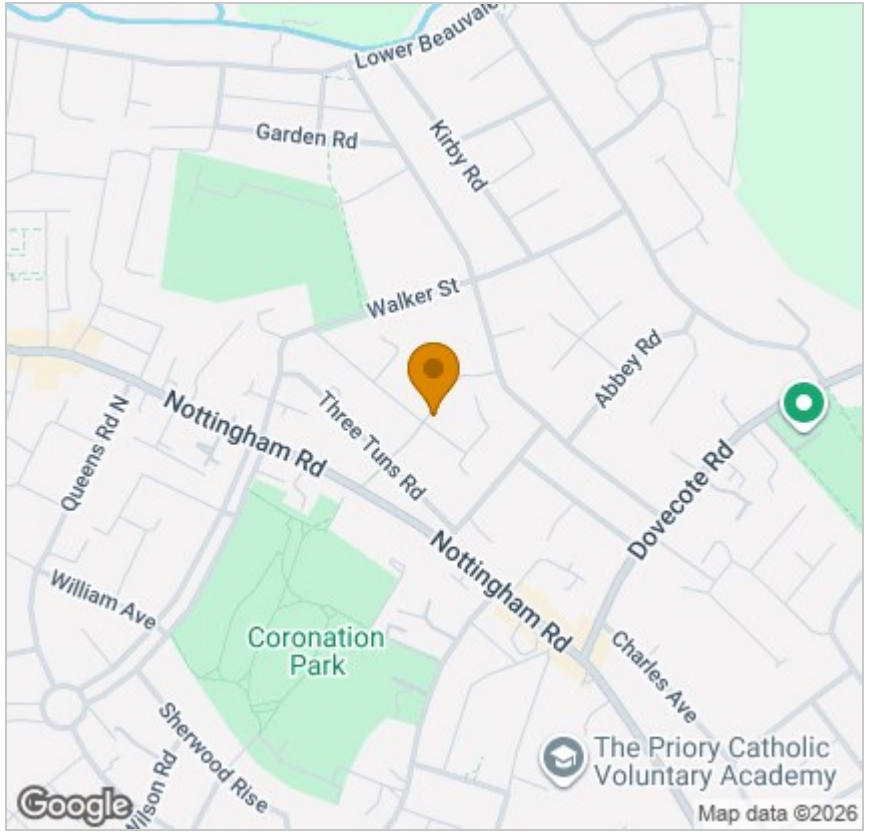




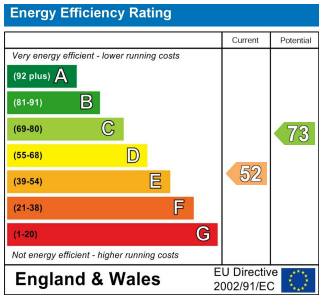
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Eastwood Office on 01773 535535 if you wish to arrange a viewing appointment for this property or require further information.

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2 Alexandra Street, Eastwood, Nottinghamshire, NG16 3BD
Tel: 01773 535535 Email: property@charlesnewton.co.uk www.charlesnewton.co.uk