



8 Robey Drive  
Eastwood NG16 3DP  
£230,000

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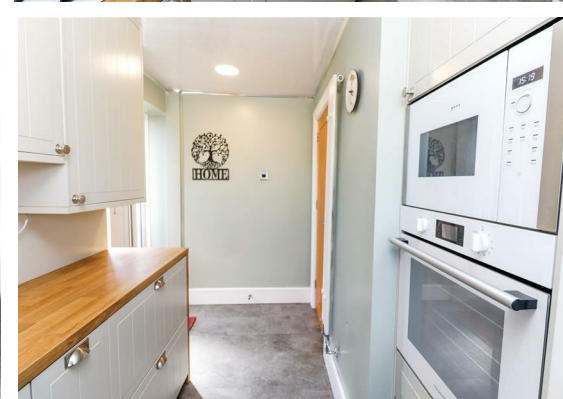
## 8 Robey Drive Eastwood NG16 3DP

Spacious three bedroom semi-detached bungalow in a quiet popular area close to Eastwood Town centre & all its amenities. The property is set back from the road in a corner position affording a more generous plot. Inside on the ground floor is a well appointed kitchen, cosy lounge with multi fuel burner, dining room, delightful sun room, family bathroom & bedroom with two further bedrooms on the first floor. Outside is a larger than average landscaped rear garden with decking for those long summer days & low maintenance front garden & driveway leading to a detached garage.

Located close to Eastwood Town Centre, residents benefit from a wide range of amenities including shops, a library, eateries, cafes, and bus stops with routes to various destinations. Ikea Retail Park and Morrisons Supermarket are nearby for all your shopping needs. Several recreational parks are within walking distance, perfect for leisure and outdoor activities.

Transport links are excellent, with Langley Mill train station, the A610, and the M1 motorway all easily accessible making commuting straightforward and convenient.





### **Kitchen**

12'4" x 7'8" (3.76m x 2.34m)

Range of wall & base units with laminate worktop over, ceramic sink & drainer with mixer tap, tiled surround, electric double oven & gas hob with extractor over, space for fridge, plumbed for dishwasher, vertical radiator, vinyl flooring, double glazed window to the front elevation & composite door to the side elevation.

### **Lounge**

16'10" x 11'2" (5.13m x 3.40m)

Muti fuel burner in slate inglenook fireplace with tiled hearth, TV point, storage cupboard, door to bathroom, radiator, wood effect laminate flooring & double glazed bay window to the front elevation.



### **Dining Room**

12'10" x 9'11" (3.91m x 3.02m)

Stairs to first floor, door to bedroom three, vertical radiator, wood effect laminate flooring, double glazed patio doors into sun room.

### **Bathroom**

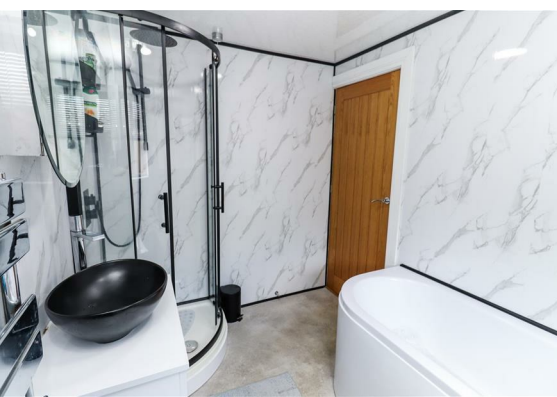
8'5" x 6'4" (2.57m x 1.93m)

Modern four piece suite, walk in cubicle with rainforest shower, panelled bath, low flush WC, vanity wash hand basin, PVC walling, heated towel rail & vinyl flooring.

### **Bedroom Three**

8'7" x 8'7" (2.62m x 2.62m)

Double glazed windows to the side & rear elevations, radiator, carpet flooring &





### Sun Room

17'1" x 10'4" (5.21m x 3.15m)

Double glazed sun room with PVC walls, power & lighting, plumbed for washing machine, vertical radiator, wall mounted electric radiator & tiled flooring.

### First Floor

#### Bedroom One

15'6" x 6'6" (4.72m x 1.98m)

Dorma double glazed window to the front elevation, spot lights, radiator & carpet flooring.

#### Bedroom Two

10'1" x 8'9" (3.07m x 2.67m)

Fitted wardrobes, double glazed window to the side elevation, radiator & carpet flooring.

### Outside

#### Frontage

Gravel front garden with driveway to side & double wooden gates to the rear of the property.

#### Rear Garden

Good size, pleasant rear garden with two lawn areas, gravel areas with pathways, borders with plants, trees & shrubs, raised decking area, summerhouse with power & lighting, wooden shed with power & lighting, fence & hedge boundary.

#### Detached Garage

With up & over door, power & lighting.





## Floor Plan



## 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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## Area Map



## Energy Efficiency Graph

