



11 Robey Drive  
Eastwood NG16 3DP

Offers in excess of £255,000



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## 11 Robey Drive Eastwood NG16 3DP

Very well presented four bedroom semi-detached dormer bungalow with off road parking & tandem garage with utility area. Inside the property is an L shaped hallway, Modern fitted kitchen, cosy lounge, dining room open plan into conservatory, shower room & bedroom four/sitting room. with upstairs having three additional bedrooms. Outside is a front lawn area, driveway parking & wooden double doors to the garage. To the rear of the property is a paved patio area, lawn area with stocked borders, wooden summer house & fence boundary.

The property is offered with No Upward Chain

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.





### Entrance Hallway

L shaped hallway with stairs to first floor, doors off, storage cupboard, radiator & laminate flooring.

### Kitchen

7'10" x 7'7" (2.39m x 2.31m)

Modern wall & base units with matching worktop & surround, stainless steel sink & drainer with jet spray mixer tap, built in electric oven & hob with extractor fan over, space for fridge, coving to ceiling, laminate flooring & double glazed window to the front.



### Lounge

13'4" x 10'11" (4.06m x 3.33m)

Multi fuel burner with marble hearth, coving to ceiling, TV point, radiator, feature wood panel wall, laminate flooring, & double glazed window to the front.

### Dining Room/Conservatory

22'9" x 9'11" (6.93m x 3.02m)

Open plan dining room/conservatory with coving to ceiling, radiator, laminate flooring & double glazed windows & French doors to rear.



### Downstairs Shower Room

6'6" x 5'5" (1.98m x 1.65m)

Walk in cubicle with mains feed shower, low flush WC, wash hand basin in vanity unit, cupboard, heated towel rail, laminate flooring & frosted double glazed window to the side elevation.



### Sitting Room/ Bedroom Four

8'8" x 8'2" (2.64m x 2.49m)

Feature wall, radiator, laminate flooring & double glazed window to the rear.



### First Floor

#### Bedroom One

15'7" x 9'6" (4.75m x 2.90m)

Large double bedroom, fitted wardrobes, cupboard housing combi boiler, plenty of eave's storage, loft hatch, TV point, radiator, laminate flooring, Velux window & double glazed window to the side.



### Bedroom Two

9'11" 7'10" (3.02m 2.39m)

Laminate flooring, radiator & double glazed window to the rear.

### Bedroom Three

9'3" x 6'9" (2.82m x 2.06m)

Laminate flooring, radiator & double glazed window to the front.

### Tandem Garage

31'2" x 8'7" (9.50m x 2.62m)

Double wooden doors into garage, power & lighting.

### Utility Area (at rear of garage)

8'10" x 4'1" (2.69m x 1.24m)

Rear Utility, plumbed for washing machine.

### Outside

#### Front Garden

Driveway for two vehicles, lawn area & wooden double gates into tandem garage.

#### Rear Garden

The outdoor space includes a paved patio area suitable for outdoor dining and relaxing. Next to it is a lawn area bordered by stocked flower beds with a variety of plants. A wooden summer house with power and lighting provides a cozy retreat. The entire area is enclosed by a fence boundary, ensuring privacy and security. The design offers a balance of functional and decorative elements for outdoor enjoyment.

#### Log Cabin

12'5" x 7'5" (3.78m x 2.26m)

Light & power with electric heater.





## Floor Plan



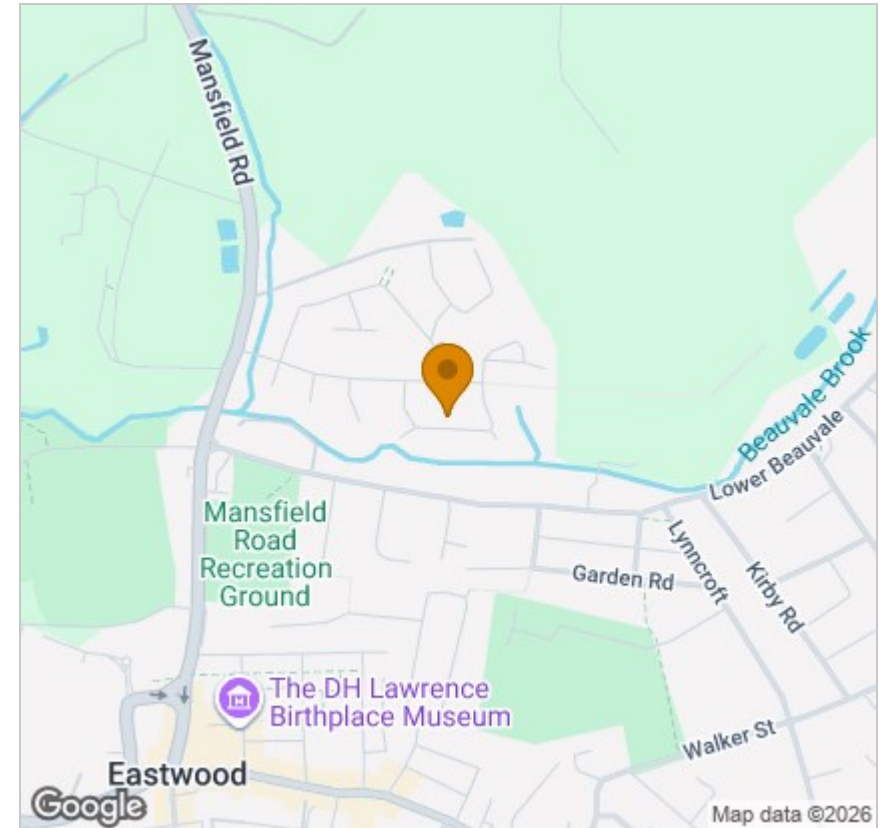
## Viewing

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

