

Station Road, Awsworth, NG16 2QZ

Offers Over £325,000



Station Road, Awsworth, NG16 2QZ

Offers Over £325,000



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	58	81
England, Scotland & Wales		
EU Directive 2002/91/EC		



- Double Fronted Victorian Detached House
- 3 Double Bedrooms
- 3 Reception Rooms
- Spacious Open Plan Dining Kitchen
- Conservatory
- Generous Driveway & Garage
- South Facing Rear Garden
- Close to Ilkeston Train Station & Amenities

Our Seller says....

want to view?
Call us on 0115 938 5577
Our lines are open 8am - 8pm
7 Days a week
or email
mail@watsons-residential.co.uk
Ref - 29126255

Important note to buyers: As the selling agents for the property described in this brochure we have taken all reasonable steps to ensure our property particulars are fair, accurate, reliable and reproduced in good faith however they do not form part of any offer or contract and do not constitute representations of fact. If you become aware that any information provided to you is inaccurate please contact our office as soon as possible so we can make the necessary amendments. All measurements are provided as a general guide and floor plans are for illustration purposes only. Appliances, equipment and services in the property have not been tested by us and we recommend all prospective buyers instruct their own service reports or surveys prior to exchanging contracts.



40 Main Street, Kimberley, NG16 2LY
www.watsons-residential.co.uk

0115 938 5577
8am-8pm - 7days



*** ALL ABOARD! YOUR FOREVER HOME AWAITS *** A stunning, double fronted detached character property located in the popular village of Awworth. With bags of charm and character throughout, along with a sense of space, features include three reception rooms, conservatory, downstairs WC, two bathrooms, driveway, garage, and private south facing rear garden. Briefly comprising; entrance hall, lounge, dining room, inner hall, dining kitchen, conservatory, utility room, study and WC. Upstairs, the landing leads to three double bedrooms, family bathroom and separate shower room. The spacious rear provides a generous amount of secure parking including hard-standing for a caravan, trailer or motor home as well as a detached double garage. Families will really appreciate the space on offer, inside and out, so early viewing is advised to appreciate. Call Watsons to book your viewing.

Ground Floor

Entrance Porch

UPVC double glazed entrance door, uPVC double glazed windows to both sides & door to the entrance hall.

Entrance Hall

Stairs to the first floor & door to the lounge.

Lounge

3.53m 4.01m (11' 7" x 13' 2") 2 uPVC double glazed windows to the front, Inglenook fireplace with inset multi-fuel burner, radiator, hardwood flooring & door to the inner hall.

Inner Hall

Under stairs storage cupboard, hardwood flooring & door to the sitting room.

Sitting Room

3.76m x 4.01m (12' 4" x 13' 2") 2 uPVC double glazed windows to the front, hardwood flooring, radiator.

Dining Kitchen

7.98m x 3.48m (26' 2" x 11' 5") A range of matching wall & base units, work surfaces incorporating a one & a half bowl ceramic sink & drainer unit. Integrated appliances to include a waist height oven & microwave, gas hob with extractor over & dishwasher. Plumbing for washing machine, tiled flooring, uPVC double glazed windows to the rear & side & door to the conservatory.

Conservatory

4.75m x 3.40m (15' 7" x 11' 2") Brick & uPVC double glazed construction, tiled flooring with underfloor heating, French doors to the rear garden & door to the utility room.

Utility Room

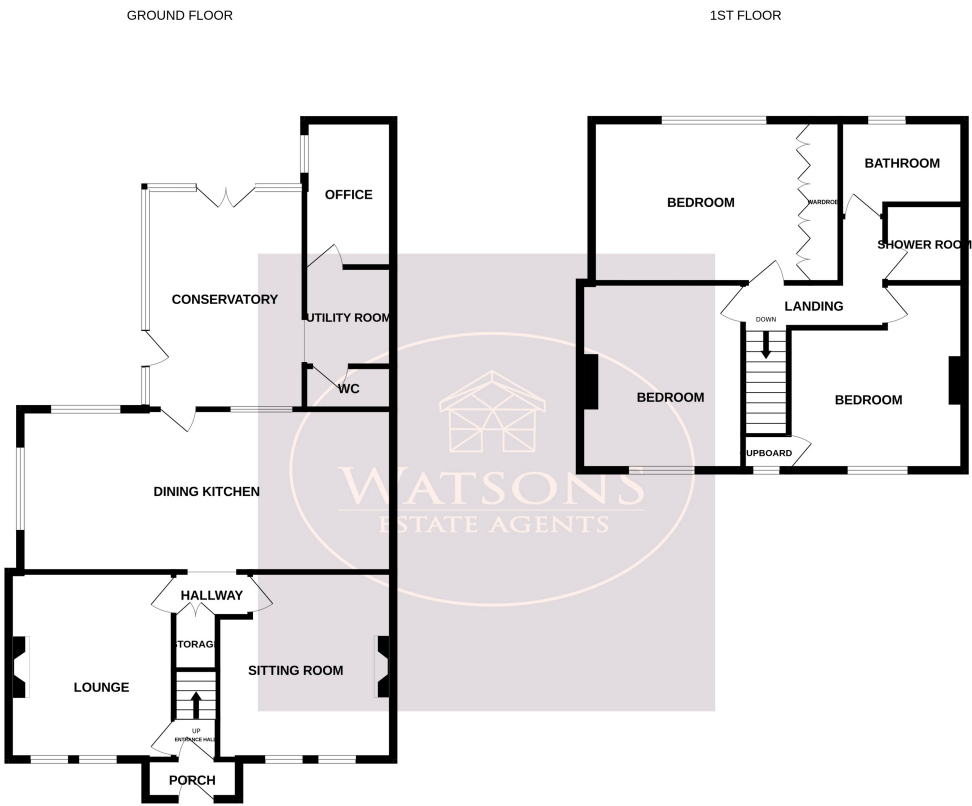
2.12m x 1.9m (6' 11" x 6' 3") Wall mounted combination boiler, tiled flooring, wall and base units with inset composite sink and doors to the WC and office/playroom.

WC

WC, vanity sink unit, tiled flooring and chrome heated towel rail. Storage cupboards.

Office

3.14m x 1.90m (10' 4" x 6' 3") Radiator and uPVC double glazed window to the side. A range of fitted furniture.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix 12/2025

First Floor

Landing

Doors to all bedrooms & bathroom.

Bedroom 1

4.10m x 3.48m (13' 2" x 11' 5") UPVC double glazed window to the rear, radiator and a range of fitted furniture including wall to wall and floor to ceiling wardrobes.

Bedroom 2

4.95m x 3.51m 916' 3" x 11' 6") UPVC double glazed window to the front, radiator.

Bedroom 3

4.01m x 3.71m (13' 2" x 12' 2") UPVC double glazed window to the front, radiator & door to the over stairs storage cupboard with access to the attic and obscured uPVC double glazed window to the front.

Bathroom

3 piece suite in white comprising WC, pedestal sink unit & bath with mixer shower. Chrome heated towel rail & obscured uPVC double glazed window to the rear.

Shower Room

Comer sink unit and shower cubicle with power shower. Chrome heated towel rail.

Outside

There is a generous amount of space available to the rear including parking for multiple vehicles and a detached double garage at the bottom of the garden. A paved patio provides an appealing place to enjoy the summer sun as the generous plot also has reasonably good privacy. Other features include a turfed lawn, flower bed borders, fruit trees, a large metal garden shed and a brick built wood store. The perimeter is secured by timber fencing with cast iron double gates to the side.

AGENTS NOTE

The vendors have provided the following information: The boiler is located in the utility room and is 9 months old and has a 5 years guarantee.