

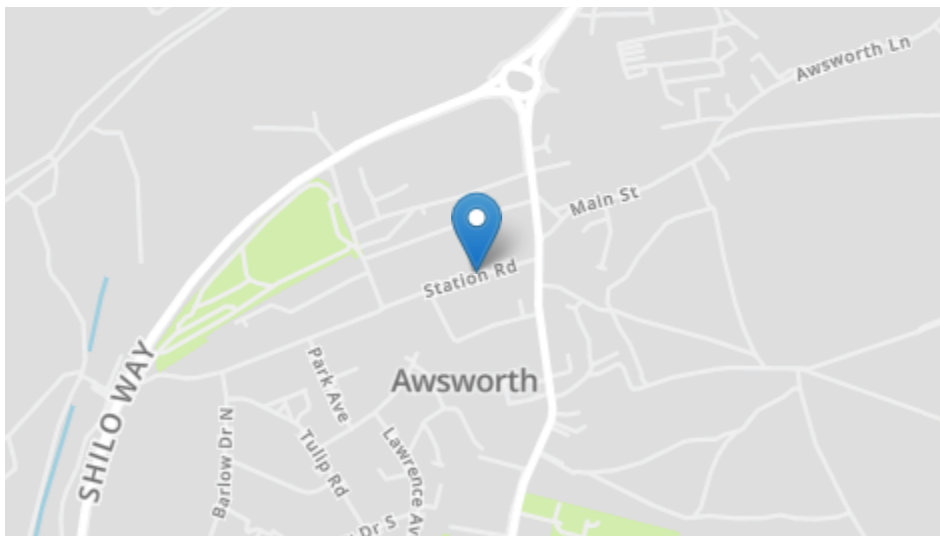
Station Road, Awsworth, Nottingham, NG16 2QZ

£270,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		87
(69-80)	C	71	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



- Mid Terrace Extended Home
- 4 Bedrooms
- En Suite To Bedroom 1
- Open Plan Living Space
- Conservatory
- Downstairs WC
- Walking Distance To Giltbrook Retail Park
- Ease Of Access To A610 & M1

Our Seller says....
 "A lovely area for families of all ages/sizes - easy access to great dog walks, the M1 and the local Primary School."

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 - 26261452

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



*** A TARDIS OF A TERRACE *** Formally two properties, this deceptively spacious terrace house in Awsworth has a lot more than initially meets the eye! The accommodation comprises in brief, spacious open plan kitchen, lounge and dining area, with bespoke high gloss kitchen with integrated appliances including NEFF double oven, separate sitting room, conservatory and a downstairs WC/utility room. On the first floor the landing leads to the contemporary family shower room and four double bedrooms with bedroom one benefitting from an en suite bathroom. The property has undergone a number of recent improvements and the modern decor enables buyers to just unpack, sit back and enjoy this fuss free home. Outside, the rear garden is fully fenced and has a block paved patio, lawn and an enclosed gravelled area, both bordered with a range of trees, plants and shrubs. The property is situated in the popular village of Awsworth which gives easy access to both Ilkeston & Kimberley Town Centres, as well as key road and transport links including Ilkeston Train station, the A6002 and A610 which leads to junction 26 of the M1 motorway. This is a property that must be viewed to be fully appreciated so call our team to book your appointment!

Ground Floor

Lounge Area

6.8m x 2.5m (8.57m max) (22' 4" x 8' 2") Entrance door to the front, 2 uPVC double glazed windows to the front, 2 radiators, open plan to the family room.

Sitting Room

3.44m x 3.32m (11' 3" x 10' 11") Tiled flooring, feature fire place, uPVC double glazed window to the rear, ceiling spotlights and French doors to the conservatory.

Conservatory

2.99m x 2.44m (9' 10" x 8' 0") Brick & uPVC double glazed construction with pitched roof, tiled flooring and French doors to the rear garden.

Open Plan Dining Kitchen

4.96m x 2.00m (16' 3" x 6' 7") A range of matching high gloss wall & base units, work surfaces incorporating a stainless steel sink & drainer unit. Island incorporating a 5 ring halogen hob and further storage space. Integrated appliances to include: built in double oven, fridge and freezer. UPVC double glazed window to the front and door to the WC.

WC/Utility

2.02m x 1.69m (6' 8" x 5' 7") WC, bespoke sink unit, obscured uPVC double glazed window to the rear and ceiling spotlights. Plumbing for washing machine and dryer.

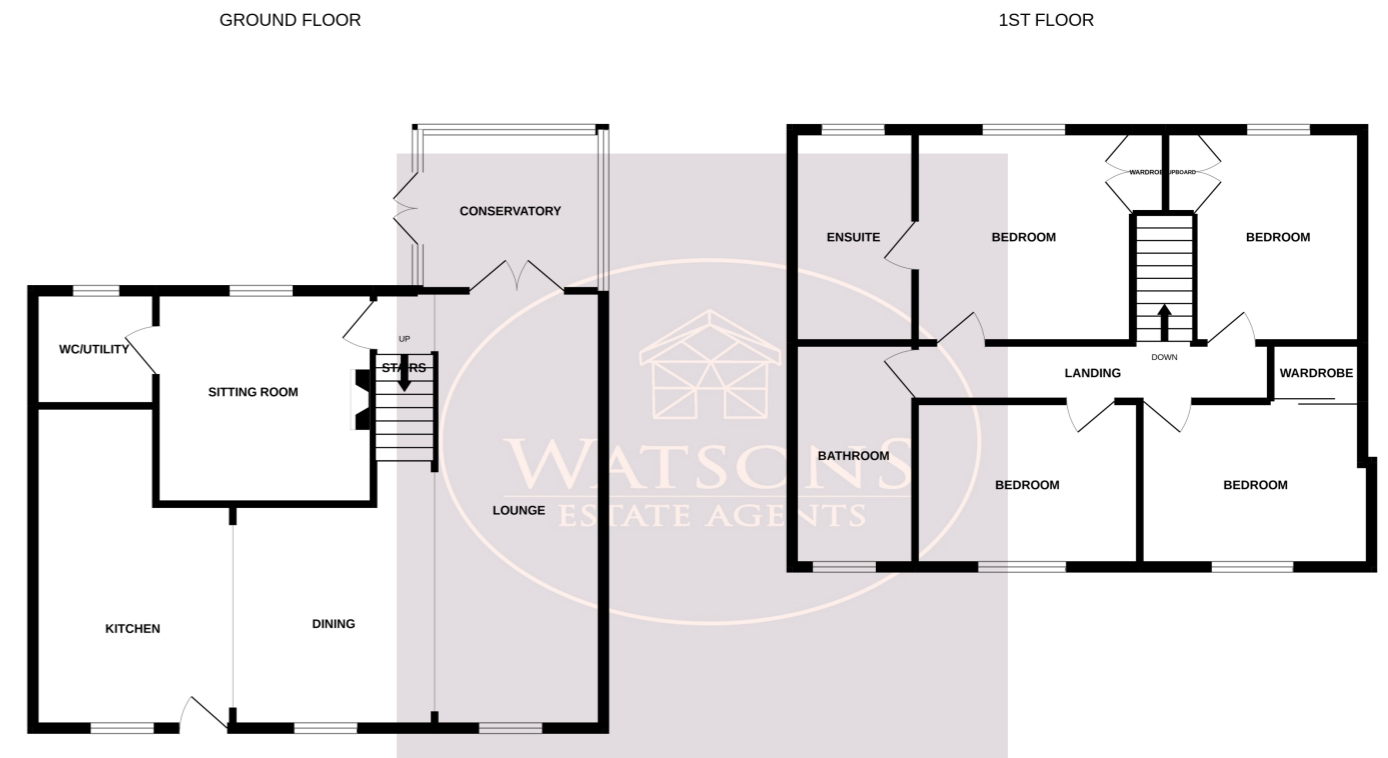
First Floor

Landing

Access to the attic (with dropdown ladder) and doors to all bedrooms and bathroom.

Bedroom 1

3.38m x 3.08m (11' 1" x 10' 1") UPVC double glazed window to the rear, radiator, a range of fitted furniture and door to the en suite.



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.
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En Suite

3.34m x 2.02m (10' 11" x 6' 8") 4 piece suite in white comprising WC, vanity sink unit, bath and shower cubicle. Tiled flooring, chrome heated towel rail, extractor fan and obscured uPVC double glazed window to the rear.

Bedroom 2

3.32m x 2.97m (10' 11" x 9' 9") UPVC double glazed window to the rear, radiator, fitted wardrobe and additional access to the attic.

Bedroom 3

3.47m (max) x 2.29m (11' 5" x 7' 6") UPVC double glazed window to the front, radiator and ceiling spotlights.

Bedroom 4

3.71m (max) x 3.41m (max) (12' 2" x 11' 2") UPVC double glazed window to the front, radiator and fitted wardrobe.

Shower Room

3.24m x 1.8m (10' 8" x 5' 11") 3 piece suite in white comprising WC, pedestal sink unit and shower cubicle. Tiled flooring, chrome heated towel rail, cupboard housing the Baxi combination boiler, ceiling spotlights, extractor fan and obscured uPVC double glazed window to the front.

Outside

The front of the property is enclosed by timber fencing with gated access and side alley access to the rear garden. The rear garden comprises of a paved patio area, steps up to a well tended lawn and flower bed borders with a range of plants and shrubs and a separate gravel section. The garden enjoys a good level of privacy and is enclosed by timber fencing with secure gated access to the side alley.