

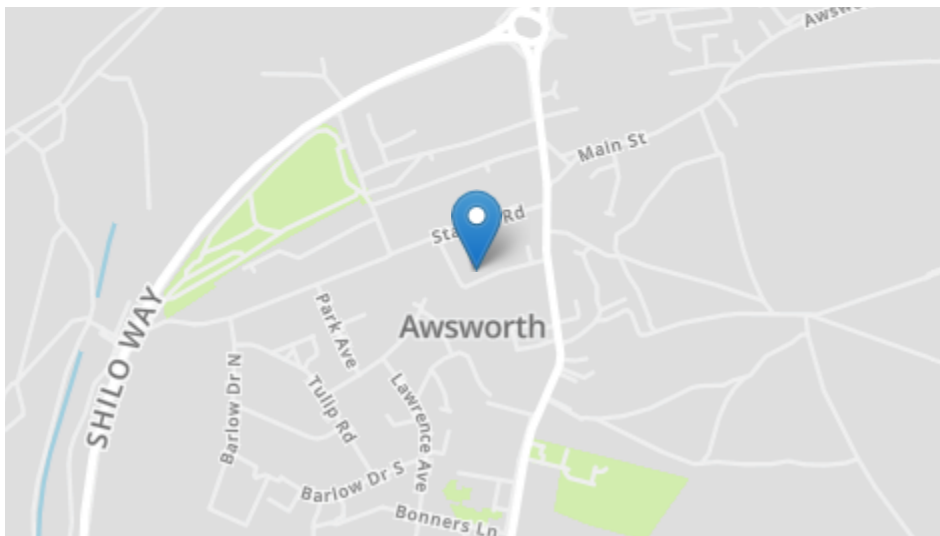
Croft Crescent, Awsworth, NG16 2QY

£220,000



Croft Crescent, Awsworth, NG16 2QY

£220,000



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			
		72	83
England, Scotland & Wales		EU Directive 2002/91/EC	



- Semi Detached Family Home
- 4 Bedrooms
- 2 Reception Rooms
- Downstairs & First Floor Shower Rooms
- Low Maintenance Rear Garden
- Off Road Parking
- Popular Residential Location
- Excellent Road & Public Transport Links

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 - 27563146

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



*** SUPERB SEMI *** This family home has been EXTENDED to provide 4 bedrooms, 2 reception rooms and shower room on the ground floor as well as the upstairs family bathroom. Located on one of Awsworth's most desirable streets, this will be a great choice for growing families. In brief, the accommodation comprises: entrance hall, lounge, dining kitchen, ground floor shower room and further reception room on the ground floor, upstairs landing to the 4 bedrooms and the family bathroom. Outside, a driveway to the front provides off street parking and the modest plot is fairly low maintenance overall, suiting busy families.

Ground Floor

Porch

UPVC double glazed entrance door, wall mounted combination boiler and door to the entrance hall.

Entrance Hall

Stairs to the first floor and door to the lounge and dining room.

Lounge

4.35m x 3.75m (14' 3" x 12' 4") UPVC double glazed window to the front, wood burning stove, radiator, wood effect laminate flooring and archway through to the kitchen.

Dining Room

3.53m x 3.3m (11' 7" x 10' 10") UPVC double glazed window to the front, radiator and wood effect laminate flooring.

Kitchen

5.39m x 2.66m (17' 8" x 8' 9") A range of matching wall & base units, solid wood work surfaces incorporating a twin country style sink. Space for cooker, plumbing for washing machine & dishwasher. Under stairs storage cupboard, uPVC double glazed window to the rear, tiled flooring, 2 radiators. Door to the rear and door to the downstairs shower room.

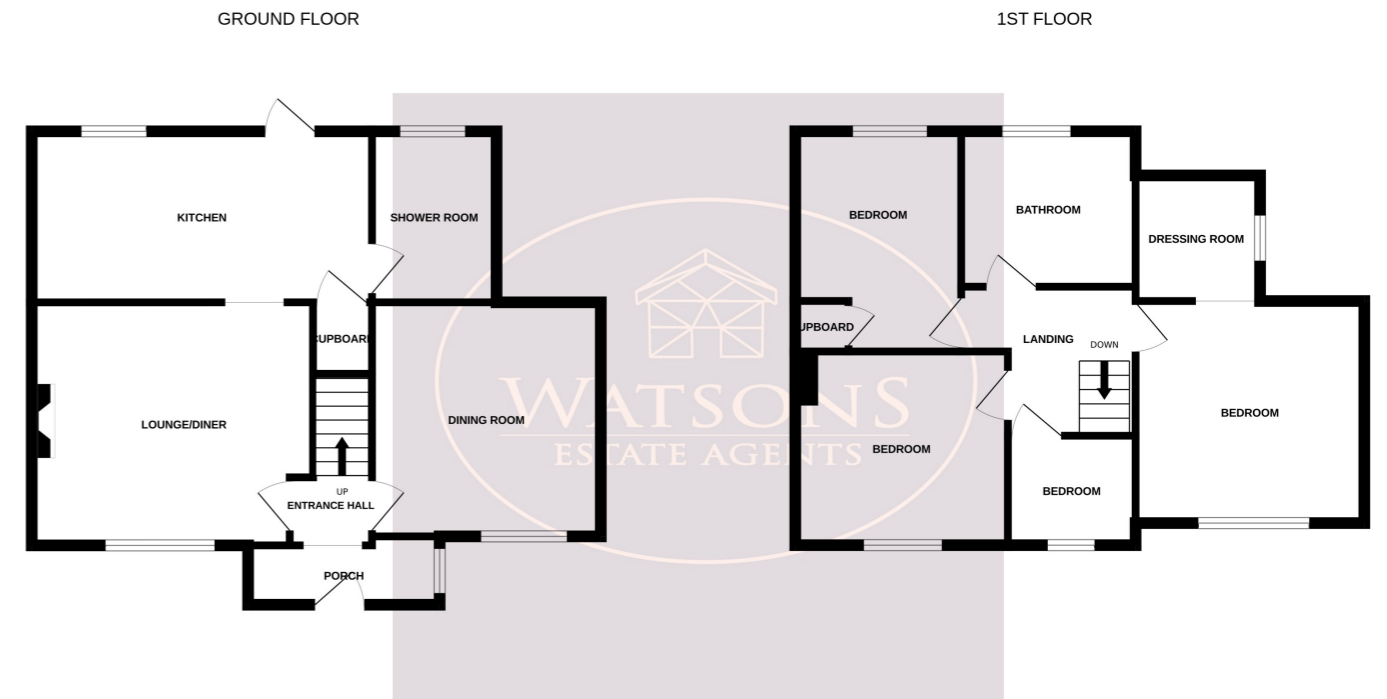
Downstairs Shower Room

3 piece suite comprising WC, vanity sink unit and shower cubicle with mains fed dual rainfall effect shower. Chrome heated towel rail and obscured uPVC double glazed window to the rear.

First Floor

Landing

Radiator, access to the attic and doors to all bedrooms and shower room.



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 ©2024

Bedroom 1

3.53m x 3.27m (11' 7" x 10' 9") UPVC double glazed window to the front, radiator, walk in wardrobe/dressing room with ceiling spotlights and obscured uPVC double glazed window to the side.

Bedroom 2

3.4m x 2.8m (11' 2" x 9' 2") UPVC double glazed window to the rear, radiator and wood effect laminate flooring.

Bedroom 3

3.02m x 2.92m (9' 11" x 9' 7") Wooden double glazed window to the front, wood effect laminate flooring, radiator and built wardrobe.

Bedroom 4

2.04m x 1.99m (6' 8" x 6' 6") UPVC double glazed window to the front and radiator.

Bathroom

3 piece suite in white comprising WC, vanity sink unit and corner bath with electric shower. Radiator and obscured uPVC double glazed window to the rear.

Outside

The low maintenance garden comprises flower bed borders with a range of plants & shrub. A paved area to the front and side providing off road parking and an e car charging point and is enclosed by timber fencing to the perimeter with gated access to the side.