

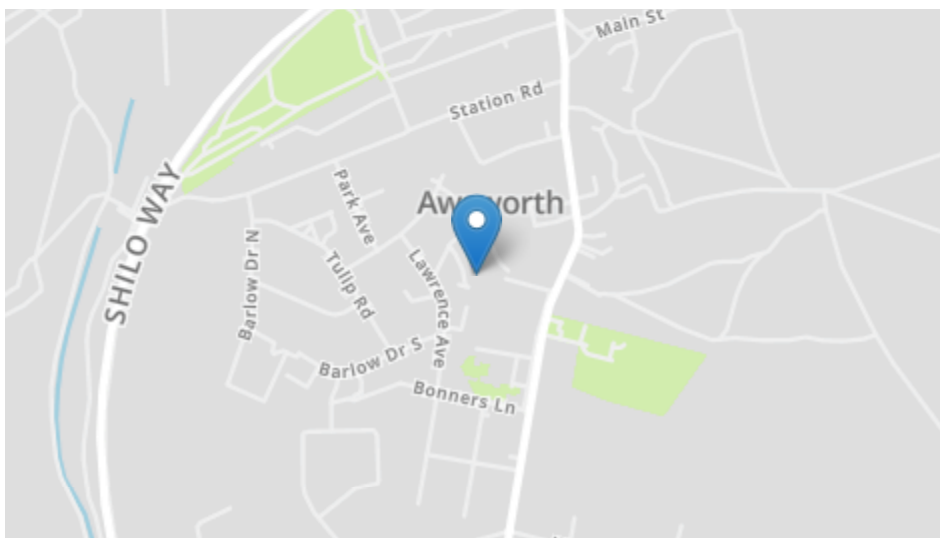
Byron Crescent, Awsworth, NG16 2SX

£220,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
		67	79
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	



- Detached Family Home
- 3 Bedrooms
- Dining Kitchen
- Sun Room
- Off Road Parking
- Excellent Road & Public Transport Links
- Ease Of Access To A610
- Quiet Cul De Sac Location

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 - 26862907

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



\*\*\* FAMILY HOME? LOOK NO FURTHER! \*\*\* This well presented detached home in the sought after village of Awsworth would make an excellent choice as a first family home. The property in brief comprises to the ground floor; entrance hall area, spacious lounge, fitted dining kitchen and sun room. To the first floor a landing giving access to three bedrooms and a three piece family bathroom. To the outside a front garden with driveway providing off road parking and to the rear an enclosed low maintenance garden. Awsworth is a popular village close to Ilkeston & Kimberley Town Centres and is just a short drive from key roads and transport links including the A610 and Ilkeston Train station.

## Ground Floor

### Entrance Hall

Composite entrance door to the front, stairs to the first floor and open to the lounge.

### Lounge

4.17m x 4.09m (5.11m max) (13' 8" x 13' 5") UPVC double glazed window to the front, under stairs storage, radiator, feature fire place with inset space for fire, wood effect laminate flooring and door to the dining kitchen.

### Dining Kitchen

5.08m x 2.92m (16' 8" x 9' 7") A range of matching wall & base units, work surfaces incorporating a stainless steel sink & drainer unit. Integrated electric oven & gas hob with extractor over. Plumbing for washing machine & dishwasher, wood effect laminate flooring, uPVC double glazed window to the rear and open to the sun room.

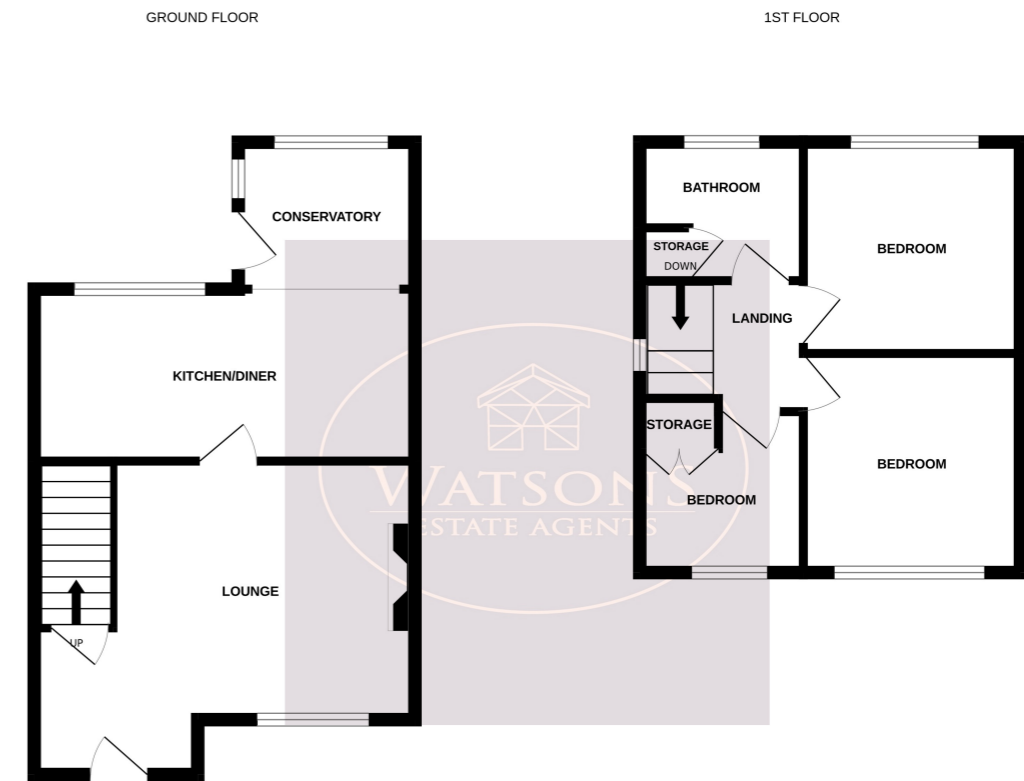
### Sun Room

2.35m x 1.96m (7' 9" x 6' 5") UPVC double glazed windows to the rear & side, wood effect laminate flooring, radiator and uPVC double glazed door to the side leading to the rear garden.

## First Floor

### Landing

UPVC double glazed window to the side, access to the attic and doors to all bedrooms and bathroom.



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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### Bedroom 1

3.95m x 2.87m (13' 0" x 9' 5") UPVC double glazed window to the front and radiator.

### Bedroom 2

3.16m x 2.87m (10' 4" x 9' 5") UPVC double glazed window to the rear and radiator.

### Bedroom 3

2.2m x 2.15m (7' 3" x 7' 1") UPVC double glazed window to the front and radiator.

### Bathroom

3 piece suite in white comprising WC, pedestal sink unit and bath with shower over. Chrome heated towel rail, obscured uPVC double glazed window to the rear, airing cupboard housing the combination boiler.

### Outside

To the front of the property are gravel beds. A tarmac driveway provides ample off road parking. The rear garden offers a good level of privacy and comprises a paved patio, 2 timber built sheds and is enclosed by timber fencing to the perimeter with gated access to the side.