

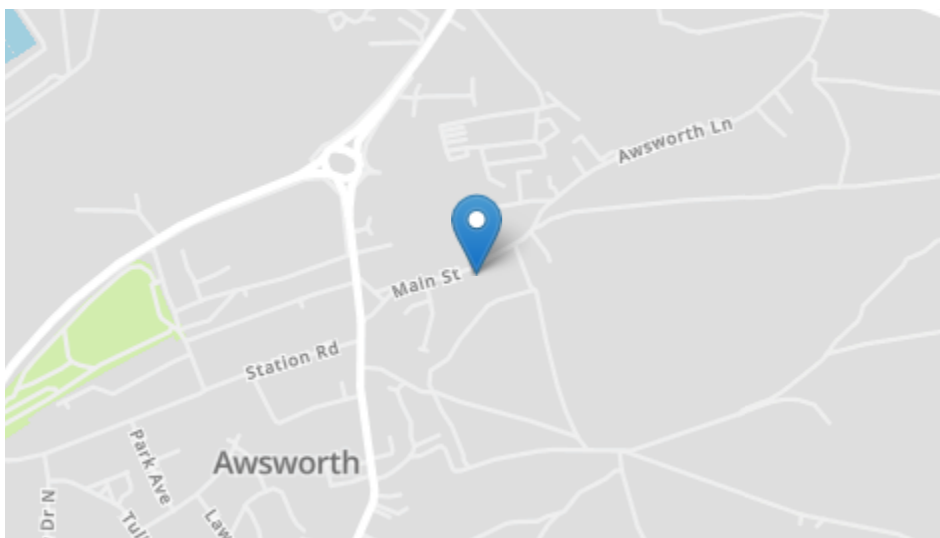
Main Street, Awsworth, NG16 2RL

Guide Price £550,000



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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			
		56	74
England, Scotland & Wales		EU Directive 2002/91/EC	



- 3 Storey Detached Victorian Home
- 6 Bedrooms
- 2 Reception Rooms
- Modern Breakfast Kitchen
- Utility Room & Cellar
- 2 Family Bathrooms
- Wrap Around Driveway
- South Facing Low Maintenance Rear Garden
- Beautifully Presented Throughout
- Fully Renovated Throughout

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 - 27900630

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



*** INTRODUCING... THE WHITE HOUSE *** GUIDE PRICE £550,000 - £600,000 *** Set across three floors, this stunning six bedroom detached family home built in 1901 and dates back to Victorian times, but thanks to the current owners vision, a full renovation has brought it well and truly into the 21st century offering stylish and modern living, whilst retaining many character features. Some of the many features include two reception rooms, a stylish modern fitted kitchen, two bathrooms, and a wrap around driveway. Briefly comprising: entrance porch, hallway, lounge, dining room, open plan dining kitchen, utility room. To the first floor, three bedrooms and family bathroom, and to the second floor a further two bedrooms and bathroom. Outside, a wrap around driveway provides ample off road parking, along with garage and private rear gardens. Located in the popular village of Awsworth, the property is within easy reach of a range of amenities and excellent transport links. Homes like this don't come along very often, so contact Watsons today to arrange your viewing.

Ground Floor

Porch

Door to the entrance hall.

Entrance Hall

Minton tiled flooring, stairs to the first floor, door to the cellar measuring 4.98m x 4.03m. Radiator, open to the dining room and doors to the sitting room and utility room.

Sitting Room

4.75m x 4.07m (15' 7" x 13' 4") UPVC double glazed bay window to the front, uPVC double glazed window to the side, radiator, brick built fire place with inset multi fuel burner. Open to the lounge.

Lounge

4.81m x 4.06m (15' 9" x 13' 4") Feature bar, radiator, uPVC double glazed window to the side and French doors to the rear garden.

Dining Kitchen

7.84m (max) x 8.5m (25' 9" (max) x 27' 11") A range of matching wall & base units, wooden work surfaces incorporating an inset sink & drainer unit. Space for Range style cooker with extractor over. Integrated microwave, dishwasher and washing machine. Plumbing and wiring for an American style fridge freezer. Breakfast bar, ceiling spotlights, feature lighting, radiators and tiled flooring with underfloor heating. UPVC double glazed windows to the side and rear and uPVC double glazed bay window to the front.

Utility Room

UPVC double glazed windows to both sides, space for tumble dryer and door to the rear garden.

First Floor

Landing

Doors to bedrooms 3, 4, 5, 6 and family bathroom. Stairs to the second floor.

Bedroom 3

4.37m x 4.0m (14' 4" x 13' 1") UPVC double glazed window to the front and radiator.

Bedroom 4

4.31m x 4.11m (14' 2" x 13' 6") UPVC double glazed window to the front and radiator.

Bedroom 5

4.23m x 3.43m (13' 11" x 11' 3") UPVC double glazed window to the rear, radiator, feature ceiling beams and a range of fitted wardrobes.

Bedroom 6

3.65m x 1.93m (12' 0" x 6' 4") UPVC double glazed window to the rear and radiator.

Bathroom

4 piece suite in white comprising WC, vanity sink unit, bath and shower cubicle. Ceiling spotlights, heated towel rail and obscured uPVC double glazed window to the side.



Second Floor

Landing

Doors to the bedrooms 1 & 2 and the bathroom, 2 Velux windows to the front.

Bedroom 1

4.99m x 3.91m (16' 4" x 12' 10") UPVC double glazed window to the rear, Velux window to the front, radiator and door to the eaves storage measuring 3.88m x 1.73m.

Bedroom 2

5.14m x 3.92m (16' 10" x 12' 10") A range of fitted wardrobes, uPVC double glazed window to the rear, Velux window to the front, radiator and doors to the eaves storage measuring 3.83m x 1.73m.

Bathroom

3 piece suite in cream comprising WC, pedestal sink unit and bath. Traditional radiator and obscured uPVC double glazed window to the rear.

Outside

Outside, a wrap around driveway provides ample off road parking with an electric gate securing the front driveway and wooden gates to the side and rear of the driveway, leading to the detached garage. The low maintenance rear garden offers a good level of privacy and comprises a paved patio seating area, turfed lawn, plum slate beds with a range of plants & shrubs. The garden is enclosed by wall & timber fencing to the perimeter with outdoor lighting.

Garage

5.46m x 5.16m (17' 11" x 16' 11") Double detached garage with 2 up & over doors, double glazed entrance door, two double glazed windows to the side, power and lighting.

Office/Garden Room

3.95m x 3.71m (13' 0" x 12' 2") Underfloor heating, ceiling spotlights, air conditioning unit, 2 uPVC double glazed windows to the side and uPVC double glazed French doors to the front.