

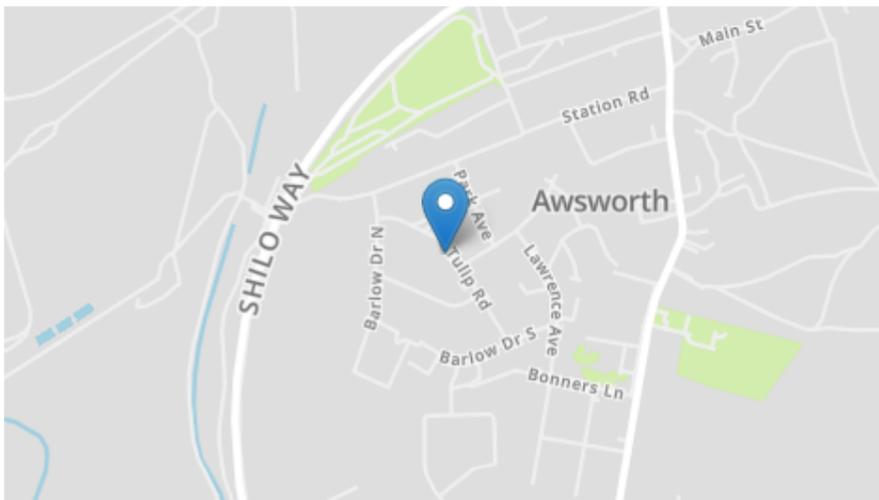
Tulip Road, Awsworth, NG16 2RS

Guide Price £230,000



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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			
		70	84
England, Scotland & Wales		EU Directive 2002/91/EC	



Our Seller says....

- Detached House
- 3 Bedrooms
- Lounge & Dining Room
- Conservatory
- Large Driveway & Detached Garage
- Private South Facing Rear Garden
- Popular Residential Location
- Excellent Road & Public Transport Links
- No Upward Chain

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 - 27289973

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



*** GUIDE PRICE £230,000 - £240,000 *** ** THE FOREVER HOME ** This CHAIN FREE property has been a well loved for many years boasting both a great location as well as a generous garden perfect for any family. If you're searching for a property with scope to extend, this property could be the one for you. Situated within one of the largest plots on the estate, there is ample potential to extend at both the side and rear (subject to planning permissions). Accommodation to the ground floor in brief comprises; a welcoming entrance hallway, light & airy lounge, dining room, conservatory and fitted kitchen. To the first floor there are three well proportioned bedrooms along with a newly fitted modern bathroom. Externally, this property sits back from the road boasting ample off road parking as well as double gates leading to further parking and a large rear garden. The south facing rear garden is an ideal retreat for couples or families especially during the summer months. Tulip Road is located within the beautiful village of Awsworth giving 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. We HIGHLY RECOMMEND viewing to appreciate all this house has to offer both inside and out. Call our team today!

Ground Floor

Entrance Hall

3.95m x 2.1m (13' 0" x 6' 11") Entrance door to the front, wood effect laminate flooring, under stairs storage, radiator and doors to the lounge/diner and kitchen. Stairs to the first floor.

Lounge Diner

3.32m x 3.19m (10' 11" x 10' 6") UPVC double glazed window to the front, marble fire place surround & hearth with inset space for electric fire, radiator and French doors to the dining area.

Dining Area

3.43m x 2.78m (11' 3" x 9' 1") Radiator and sliding patio doors leading to the conservatory.

Conservatory

3.04m x 2.75m (10' 0" x 9' 0") Brick & uPVC double glazed construction, wood effect laminate flooring and uPVC double glazed French doors leading to the rear garden.

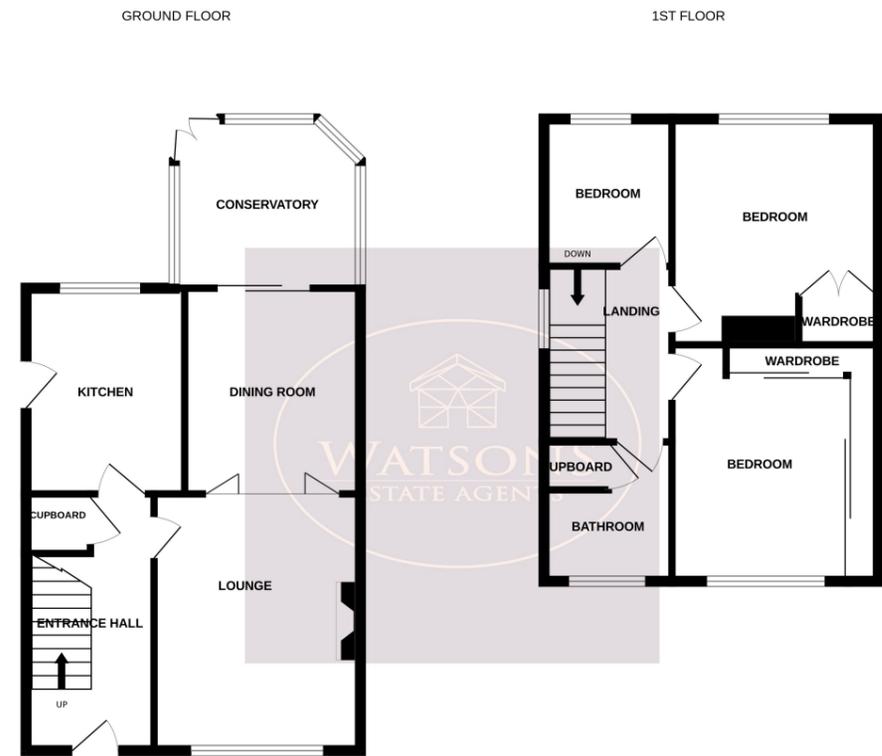
Kitchen

3.22m x 2.49m (10' 7" x 8' 2") A range of matching wall & base units, work surfaces incorporating an inset ceramic sink & drainer. Integrated electric oven & hob with extractor over. Plumbing for washing machine & dryer. Radiator, tiled flooring, uPVC double glazed window to the rear and door leading to the rear garden.

First Floor

Landing

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

3.54m x 3.16m (11' 7" x 10' 4") UPVC double glazed window to the front, ceiling spotlights, built in sliding door wardrobes and radiator.

Bedroom 2

3.36m x 3.16m (11' 0" x 10' 4") UPVC double glazed window to the rear, built in sliding door wardrobes and radiator.

Bedroom 3

2.35m x 2.17m (7' 9" x 7' 1") UPVC double glazed window to the rear and radiator.

Bathroom

2.37m x 2.11m (7' 9" x 6' 11") 3 piece suite comprising WC, pedestal sink unit and bath with mains fed shower over. Obscured uPVC double glazed window to the front, airing cupboard housing the combination boiler and heated towel rail.

Outside

To the front of the property are gravel beds with a range of plants & shrubs. A block paved driveway provides ample off road parking with further secure parking behind wooden double gates. The South facing rear garden offers a good level of privacy and comprise a timber decking seating area with lighting, steps up to the turfed lawn, slate flower bed borders with a range of plants & shrubs, door to the detached garage with up & over door and power. There is a further paved patio to the bottom of the garden. The garden is enclosed by composite fencing to the perimeter with gated access to the side.