

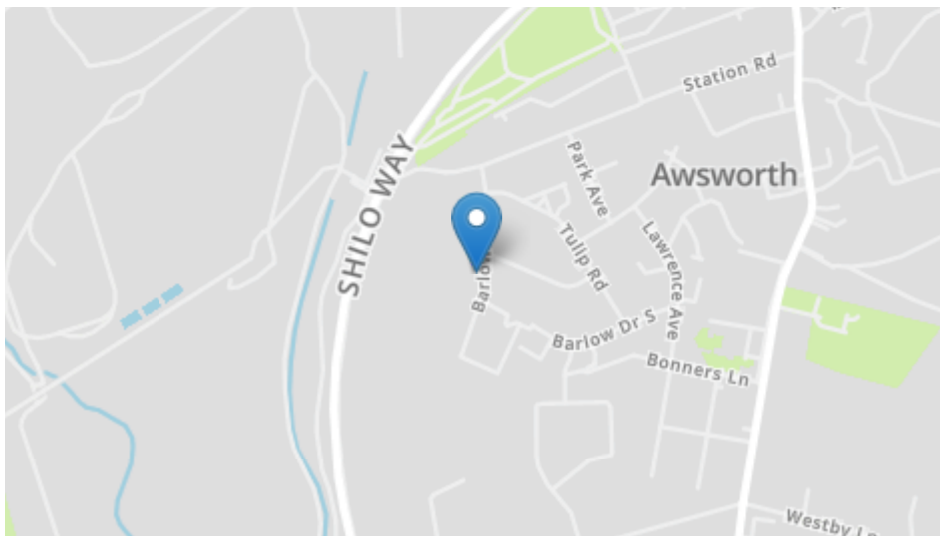
Barlow Drive North, Awsworth, NG16 2RQ

OFFERS OVER £230,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		85
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	69	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



- Detached Family Home
- 3 Bedrooms
- Open Plan Lounge / Diner
- Off Road Parking
- Low Maintenance Rear Garden
- Popular Residential Location
- Short Drive To Ilkeston Town Centre
- 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 - 20602537

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



**\*\*\* VILLAGE GEM \*\*\*** This 3 bedroom detached home has been a much loved long term home for the current owners and has been very well maintained throughout. Whether up-sizing, down-sizing or relocating, viewing is highly recommended as this home will tick a lot of boxes for small families; comprising in brief: entrance hall, open plan lounge diner, kitchen, upstairs landing to the 3 bedrooms and family bathroom. Outside, a newly paved driveway to the front provides particularly good off street parking and the recently rendered front elevation gives a premium finish. The low maintenance rear comprises a tiered patio and lawn which allows you more time to enjoy the summer sun - with the added benefit of a high level of privacy. The quiet village of Awsworth allows easy access to the A610 & M1 motorway, Ilkeston train station and a wealth of amenities in the nearby towns of Kimberley, Eastwood & Ilkeston. Call our sales team now to arrange a viewing.

## Ground Floor

### Entrance Hall

Composite entrance door to the front, stairs to the first floor, under stairs storage, solid oak flooring, radiator and doors to the lounge/diner and kitchen.

### Lounge Diner

4.17m (7.39m into the dining area) x 3.18m (13' 8" x 10' 5") UPVC double glazed window to the front with integrated shutter blinds, real flame gas fire with wooden fire place surround, radiator, open to the dining area, radiator and French doors leading to the rear garden.

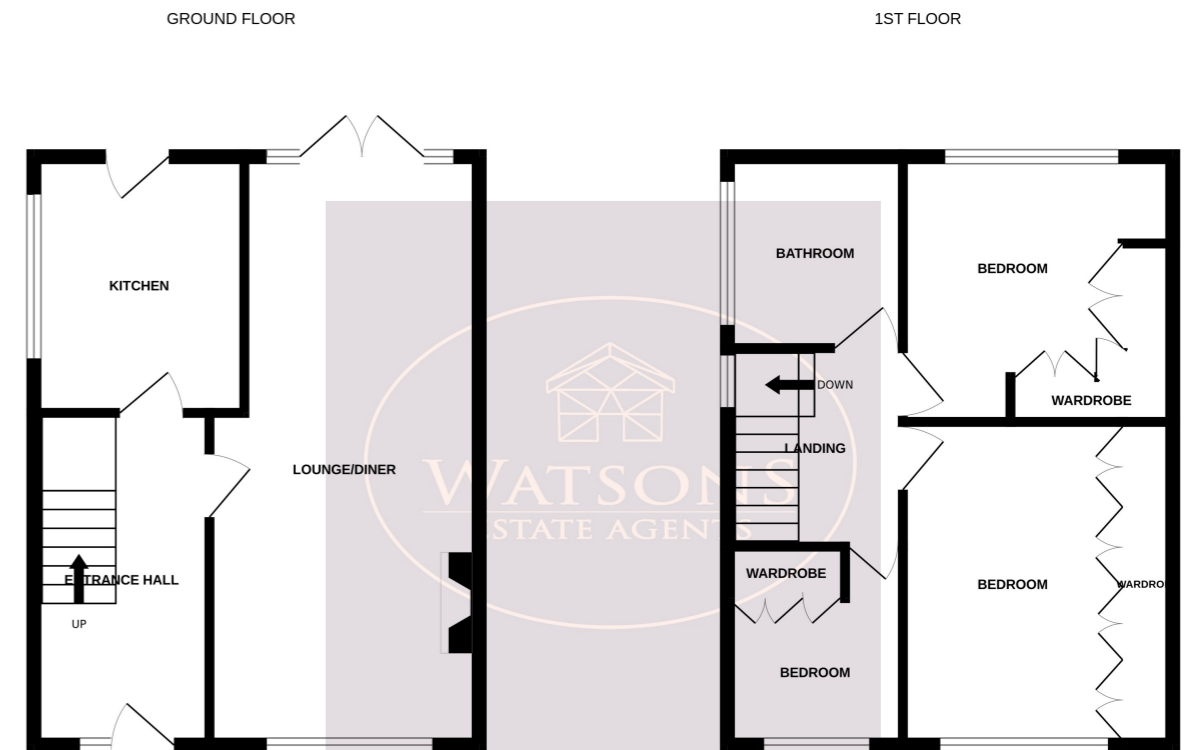
### Kitchen

3.18m x 2.54m (10' 5" x 8' 4") A range of matching wall & base units, granite work surfaces incorporating a stainless steel sink & work surface drainer unit. Integrated appliances to include: waist height oven & microwave, gas hob with extractor over and dishwasher. Plumbing for washing machine. Integrated combination boiler, tiled flooring and door 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

3.97m x 3.13m (13' 0" x 10' 3") UPVC double glazed window to the front with integrated shutter blinds, fitted wardrobes and radiator.

### Bedroom 2

3.26m x 3.14m (10' 8" x 10' 4") UPVC double glazed window to the rear with integrated shutter blinds, fitted wardrobes and radiator.

### Bedroom 3

2.43m x 2.19m (8' 0" x 7' 2") UPVC double glazed window to the front with integrated shutter blinds, fitted wardrobes and radiator.

### Bathroom

4 piece suite in white comprising WC, pedestal sink unit, bath and separate shower cubicle with mains fed shower over. Radiator, extractor fan and obscured uPVC double glazed window to the rear.

### Outside

To the front of the property is a paved driveway providing ample off road parking. External tap to the side. The low maintenance rear garden offers a good level of privacy and comprises a tiered paved patio, lawn, timber built shed and is enclosed by timber fencing to the perimeter with gated access to the side.