

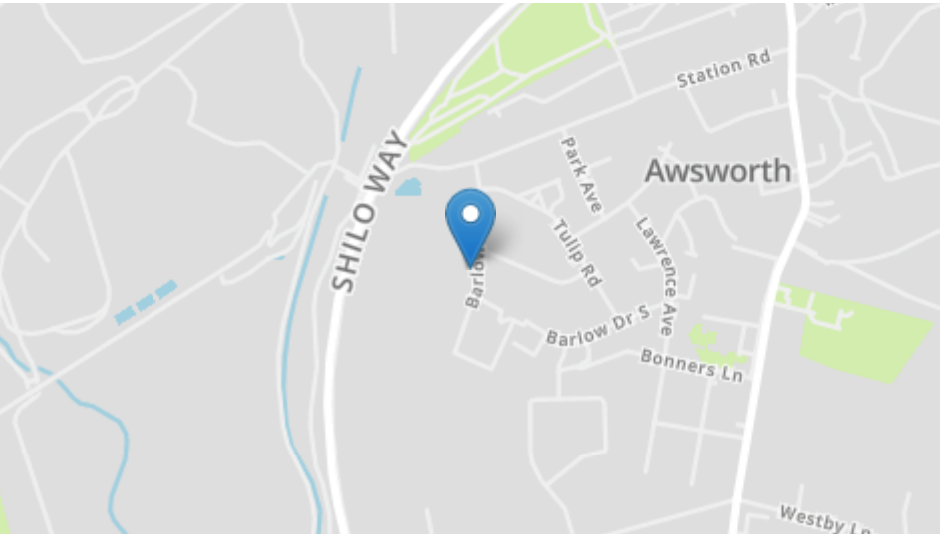
Barlow Drive North, Awsworth, NG16 2RQ

Offers Over £280,000



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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		
England, Scotland & Wales	76	83
EU Directive 2002/91/EC		



- Semi Detached Family Home
- 4 Bedrooms
- 2 Reception Rooms
- Newly Fitted Kitchen
- Downstairs WC & Conservatory
- Off Road Parking
- West Facing Rear Garden
- Popular Residential 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 - 29152515

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



*** WEST IS BEST *** An extended and much improved four bedroom semi-detached family home in the popular village of Awsworth. Features include two reception rooms, downstairs WC, en-suite to primary bedroom, and a private west facing rear garden. Briefly comprising; entrance hallway, downstairs WC, study, dining kitchen, lounge, conservatory. To the first floor, four bedrooms, primary with en-suite, family bathroom, and study. Outside, driveway to the front providing off road parking, and private west facing garden to the rear. Located in Awsworth, the village centre is a short stroll away, with shops, country walks and excellent transport and commuter links. Contact Watsons to arrange a viewing.

Ground Floor

Entrance Hall

Entrance door to the front, stairs to the first floor, under stairs storage, radiator and doors to the study, WC, dining kitchen and open to the lounge.

WC

WC and vanity sink unit. Obscured uPVC double glazed window to the front.

Lounge Diner

7.77m x 3.2m (25' 6" x 10' 6") UPVC double glazed window to the front, radiator and sliding patio doors to the conservatory.

Study

4.44m x 2.44m (14' 7" x 8' 0") UPVC double glazed window to the front, radiator and wood effect laminate flooring.

Dining Kitchen

5.19m x 4.34m (17' 0" x 14' 3") A range of matching wall & base units, work surfaces incorporating an inset Belfast sink. Space for double Range style cooker with gas hob and extractor over. Plumbing for washing machine & tumble dryer. Tiled flooring, 2 velux windows, uPVC double glazed window to the rear, ceiling spotlights, radiator and door to the conservatory.

Conservatory

4.49m x 3.53m (14' 9" x 11' 7") Brick & uPVC double glazed construction, wood effect laminate flooring. Door to the dining kitchen and French doors to the conservatory.

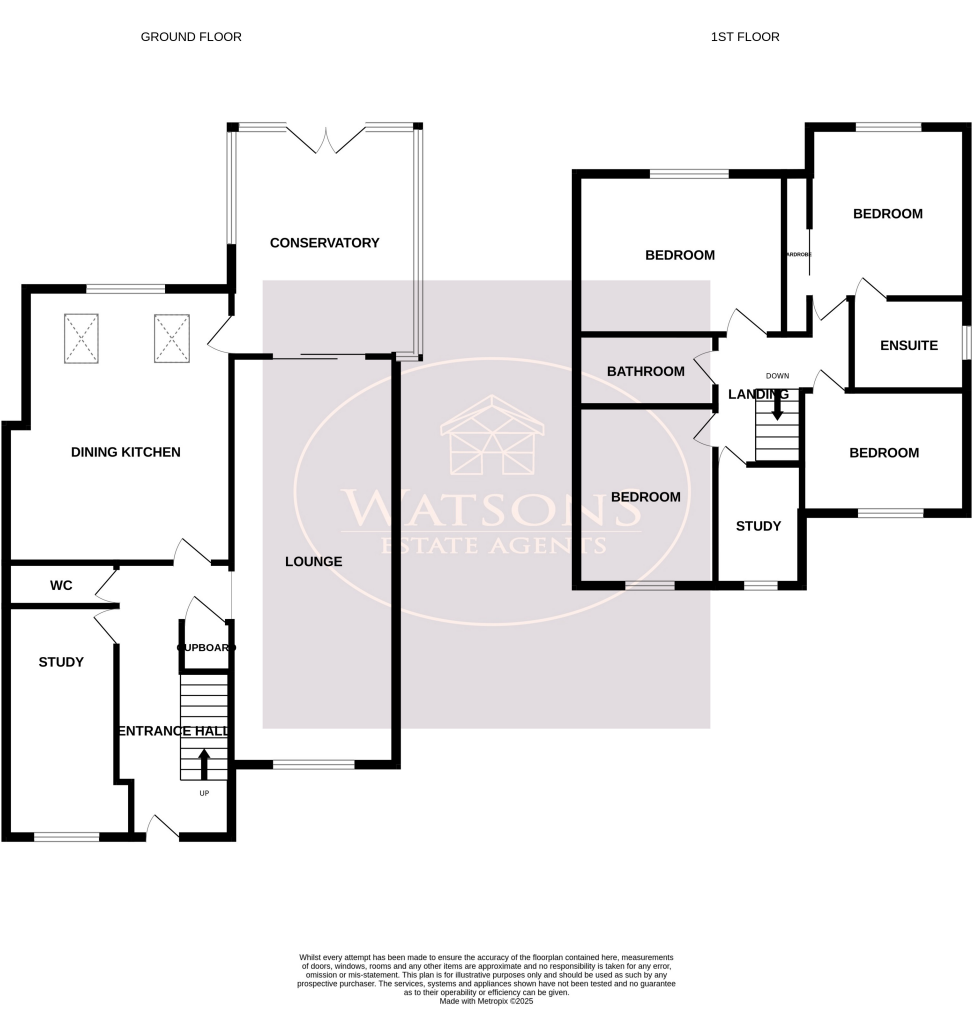
First Floor

Landing

Airing cupboard and doors to all bedrooms, study and bathroom.

Primary Bedroom

3.4m x 3.32m (11' 2" x 10' 11") UPVC double glazed window to the rear, radiator, fitted wardrobe and door to the en suite.



En Suite

3 piece suite in white comprising WC, vanity sink unit and corner bath. Obscured uPVC double glazed window to the side, chrome heated towel rail and ceiling spotlights.

Bedroom 2

3.48m x 2.76m (11' 5" x 9' 1") UPVC double glazed window to the rear and radiator.

Bedroom 3

3.47m x 2.54m (11' 5" x 8' 4") UPVC double glazed window to the front and radiator.

Bedroom 4

3.25m x 2.45m (10' 8" x 8' 0") UPVC double glazed window to the front and radiator.

Study

2.42m x 1.82m (7' 11" x 6' 0") 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 and access to the attic (partly boarded).

Outside

A block paved driveway provides ample off road parking. The West facing rear garden comprises a timber decking seating area and turfed lawn. The garden is enclosed by timber fencing to the perimeter with gated access to the side.