

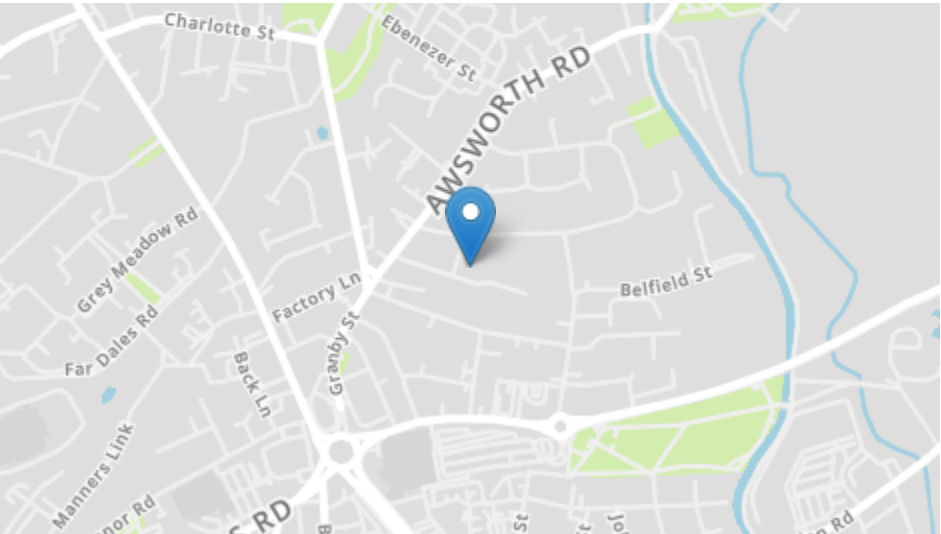
Awsorth Road, Ilkeston, DE7 8HX

Offers Over £300,000



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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	75
England, Scotland & Wales		
EU Directive 2002/91/EC		



- 3 Storey Semi Detached Family Home
- 4 Bedrooms
- 2 Reception Rooms
- 3 Bathrooms
- Utility Room & Study
- Off Road Parking
- Self Contained Annex
- Walking Distance To Amenities
- 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 - 29539130

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



*** ONE OF A KIND! *** You will be AMAZED at what is on offer with this family home conveniently located just outside Ilkeston Town Centre. Coming to the market with NO UPWARD CHAIN, the versatile accommodation has been extended to provide additional space which could be suitable for small businesses, home office, entertaining, or even an annex. In brief, the substantial accommodation comprises: entrance hall, wc, lounge, dining area, kitchen, utility room, study which gives access to the additional multi functional space. Upstairs, to the first floor, you will find 2 double bedrooms and a shower room, which the 2nd floor having a further double and a single bedroom. Outside, the rear garden is a great space for children to play and there is a generous outbuilding which is currently used for entertaining and storage. Transport links are excellent, including Ilkeston train station nearby and Nottingham City Centre is within a half hour commute. All the shops of Ilkeston Town Centre are nearby and there is a supermarket only a few minutes drive away. This is a great opportunity to get an abundance of space at a reasonable price - call us now on 01159385577 (option 1) to arrange a viewing.

Ground Floor

Entrance Hall

Composite entrance door to the front, stairs to the first floor, tiled flooring, radiator and door to the WC and open to the lounge & dining area.

WC

WC and radiator.

Lounge

3.97m x 3.97m (13' 0" x 13' 0") UPVC double glazed window to the front and radiator .

Dining Area

3.97m x 3.74m (13' 0" x 12' 3") Tiled flooring, breakfast bar, radiator, French doors to the rear garden and open to the kitchen.

Kitchen

3.96m x 3.94m (13' 0" x 12' 11") A range of matching wall & base units, work surfaces incorporating an inset ceramic sink & drainer unit. Space for Range style cooker with extractor over, plumbing for dishwasher, plumbing and wiring for an American style fridge freezer. Tiled flooring, radiator, uPVC double glazed window to the side and open to the utility room.

Utility Room

3.09m x 2.49m (10' 2" x 8' 2") Plumbing for washing machine, obscured uPVC double glazed window to the side, door to the study

Study

3.11m x 2.5m (10' 2" x 8' 2") UPVC double glazed window to the side and radiator. Door to the annex.

Annex

Open Plan Living Space

4.58m x 2.08m (15' 0" x 6' 10") UPVC double glazed window to the side, velux window, radiator, built in wardrobe/storage cupboard, tiled flooring and door to the bedroom.

Bedroom

4.84m x 2.08m (15' 11" x 6' 10") UPVC double glazed window to the side, radiator and door to the en suite.

En Suite

3 piece suite in white comprising WC, pedestal sink unit and shower cubicle with mains fed dual rainfall effect shower over. Radiator, extractor fan and velux window.

First Floor

Landing

UPVC double glazed window to the front, doors to bedrooms 2 & 3 and family shower room, radiator, stairs to the second floor.



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 2

4.0m x 3.98m (13' 1" x 13' 1") UPVC double glazed window to the front, fitted furniture and radiator.

Bedroom 3

3.77m x 2.94m (12' 4" x 9' 8") UPVC double glazed window to the front, walk in in wardrobe and built in wardrobe. Radiator.

Bathroom

4 piece suite in white comprising WC, vanity sink unit, corner Whirlpool bath and shower cubicle with electric shower over. Obscured uPVC double glazed windows to the rear & side, airing cupboard housing the combination boiler.

Second Floor

Bedroom 1

4.57m x 3.68m (15' 0" x 12' 1") Velux window, radiator and built in eaves storage.

Bedroom 4

3.02m x 1.86m (9' 11" x 6' 1") Velux window and radiator.

Outside

To the front of the property, a block paved driveway provides ample off road parking. The rear garden comprises a paved patio seating area, turfed lawn, flower bed borders with a range of mature plants & shrubs, external tap. Other features include an generous outbuilding, Outbuilding - with light and power, comprising porch measuring 3.09m 2.65m with door to the games room. Games Room - with 3 windows to the front and door to the side and measuring 5.36m x 5.02m with doors to the office. Office - measuring 2.65m 1.93m and shower room. Shower Room - measuring 2.38m x 1.77m The garden is enclosed by timber fencing to the perimeter with gated access to the side.

Agents Note

The seller has provided us with the following information: the boiler is located in the bathroom and is 15 years old. It was last serviced Feb 2025.