

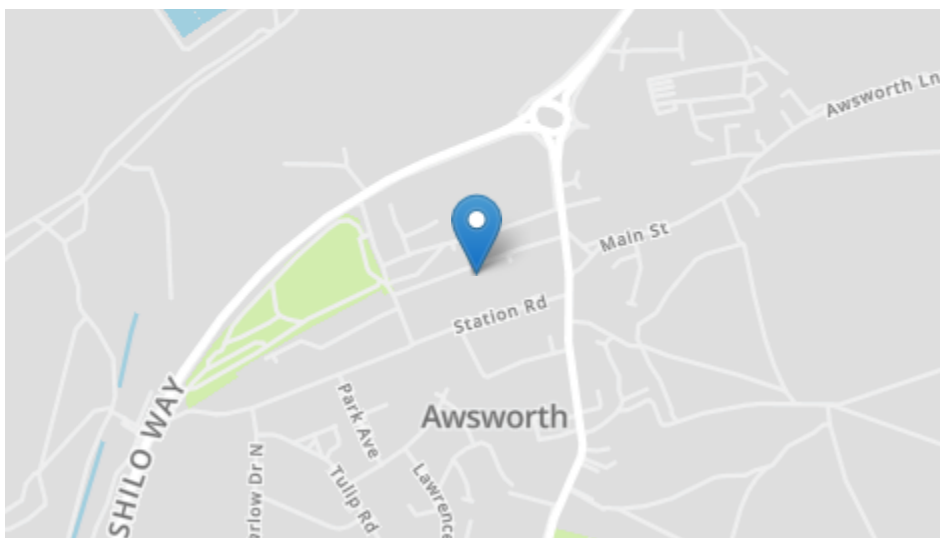
Meadow Road, Awsworth, NG16 2SZ

£195,000

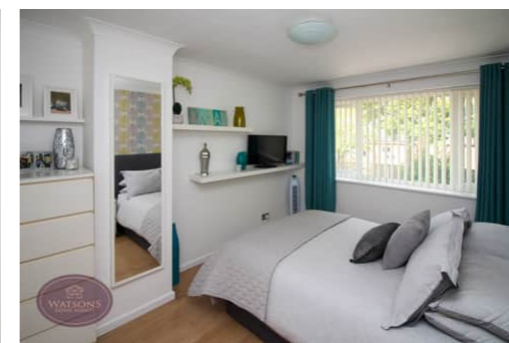


Meadow Road, Awsworth, NG16 2SZ

£195,000



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		87
(69-80)	<b>C</b>	70	
(55-68)	<b>D</b>		
(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	



- Semi Detached Family Home
- 3 Bedrooms & Attic Room
- 2 Reception Rooms
- Conservatory
- Driveway & Garage
- South Facing Rear Garden
- Walking Distance To Amenities
- Ease Of Access to A610

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 - 26163859

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



\*\*\* VIEWING ADVISED \*\*\* Meadow Road is desirable cul-de-sac in the village of Awsworth and this 3 bedroom semi is particularly well presented, so viewing is advised. In brief, the accommodation comprises: porch, lounge, dining room, kitchen, conservatory, upstairs landing to the 3 bedrooms and family bathroom. Outside, there is off street parking for 2 cars and the appealing rear garden is south-facing and fairly low maintenance. Ideally suiting first time buyers wanting something special, or those upsizing from their first, this will make a great family home for years to come. The towns of Eastwood, Kimberley and Ilkeston are not far and there is easy access to the A610 & M1 motorway. Call our sales team now to arrange a viewing.

### Ground Floor

#### Porch

UPVC double glazed window to the front, composite entrance door to the side, wood effect laminate flooring and door to the lounge.

#### Lounge

4.82m x 4.1m (15' 10" x 13' 5") UPVC double glazed window to the front, wood effect laminate flooring, inset multi fuel burner with granite hearth, stairs to the first floor, 2 radiators and door to the dining room.

#### Dining Room

2.95m x 2.42m (9' 8" x 7' 11") UPVC double glazed window to the rear, wood effect laminate flooring, radiator, under stairs storage and door to the kitchen.

#### Kitchen

3.05m x 2.33m (10' 0" x 7' 8") A range of matching wall & base units, work surfaces incorporating a sink & drainer unit. Integrated appliances to include: electric oven & hob with extractor over and fridge. Radiator, uPVC double glazed window to the rear and door to the conservatory.

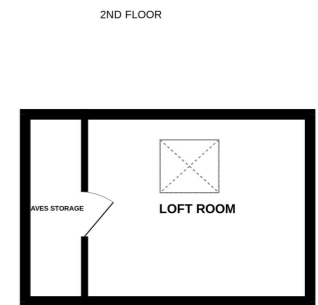
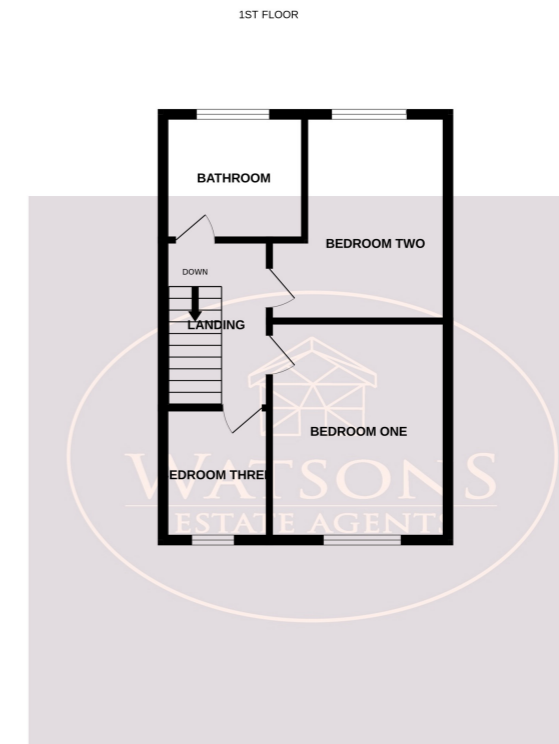
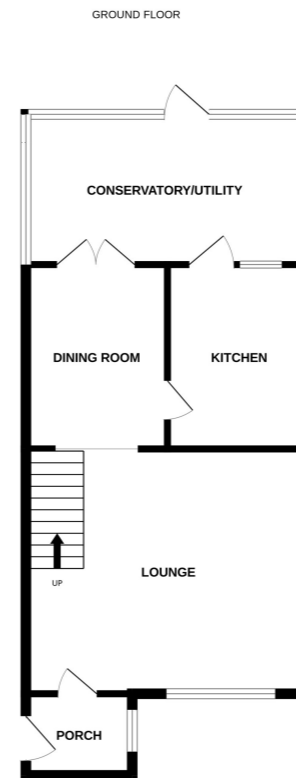
#### Conservatory

4.96m x 1.76m (16' 3" x 5' 9") Brick & uPVC double glazed construction and pitched polycarbonate roof. A range of base units, plumbing for washing machine, tiled flooring and door to the rear garden.

### First Floor

#### Landing

Drop down ladder giving 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.  
Made with Metropix ©2023

#### Bedroom 1

3.79m x 2.8m (12' 5" x 9' 2") UPVC double glazed window to the front, wood effect laminate flooring and radiator.

#### Bedroom 2

3.52m x 2.25m (11' 7" x 7' 5") UPVC double glazed window to the rear, wood effect laminate flooring and radiator.

#### Bedroom 3

2.18m x 1.93m (7' 2" x 6' 4") UPVC double glazed window to the front, wood effect laminate flooring and radiator.

#### Bathroom

3 piece suite in white comprising a concealed cistern WC, vanity sink unit and shower cubicle with mains fed dual rainfall effect shower. Airing cupboard housing the combination boiler, chrome heated towel rail, ceiling spotlights and obscured uPVC double glazed window to the rear.

### Second Floor

#### Attic Room

3.81m x 3.63m (12' 6" x 11' 11") Wood effect laminate flooring, velux window and eaves storage.

### Outside

To the front of the property is a brick paved driveway providing ample off road parking leading to the single garage with up & over door and power. The low maintenance, South facing rear garden comprises a paved patio, lawned garden, flower bed borders with a range of plants & shrubs, timber built shed and timber built summer house. The garden is enclosed by timber fencing to the perimeter.