

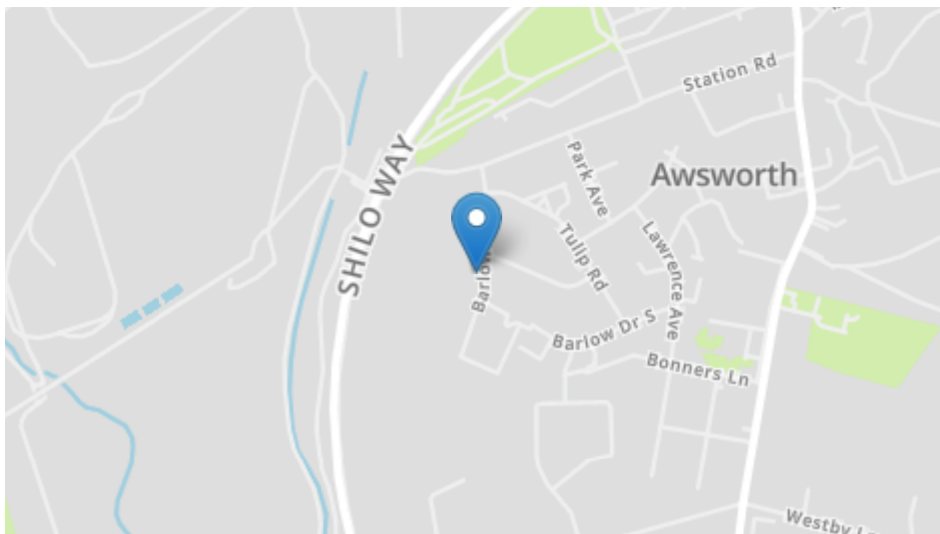
Barlow Drive North, Awsworth, NG16 2RQ

Offers Over £270,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	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			
		71	81
		EU Directive 2002/91/EC	



- Extended Detached Family Home
- 5 Bedrooms
- 2 En Suite Bathrooms & Family Bathroom
- 3 Reception Rooms & Conservatory
- Driveway & Garage
- Private Rear Garden
- Popular Residential Location Close 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 - 28166688

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



SPACE FOR ALL THE FAMILY A great opportunity to put your own stamp on this five bedroom detached family home in the popular village of Awsworth. Benefiting from three reception rooms, conservatory, two en-suite bedrooms, and a garage, there is room for all the family to create your forever home. Briefly comprising; porch, entrance hallway, lounge, kitchen, dining room, sitting room, conservatory, bedroom with en-suite, integral garage. To the first floor, four further bedrooms, primary with en-suite, and family bathroom. Outside, driveway and access to the garage to the front, and private garden to the rear. Located in the popular village of Awsworth, the property is conveniently located within easy reach of the A610 giving access to Nottingham and the surrounding towns. Ilkeston, Eastwood and Kimberley are a short drive away for amenities, along with favoured schools. Contact Watsons today to arrange your viewing.

Ground Floor

Porch

UPVC double glazed windows and entrance door. Door to the entrance hall.

Entrance Hall

UPVC double glazed window, radiator, stairs to the first floor and storage cupboard. Doors to the lounge and kitchen.

Lounge

4.5m x 3.2m (14' 9" x 10' 6") UPVC double glazed window to the front, radiator and multi fuel burner.

Kitchen

6.6m x 2.1m (21' 8" x 6' 11") A range of matching wall & base units, work surfaces incorporating a one & a half bowl sink & drainer unit. Space for cooker with extractor over, plumbing for washing machine. Tiled flooring, ceiling spotlights, radiator. UPVC double glazed window to the rear and open to the dining area. Doors to the conservatory and garage.

Dining Area

3.0m x 2.7m (9' 10" x 8' 10") UPVC double glazed window to the rear, radiator, tiled flooring and French doors to the sitting room.

Sitting Room

2.8m x 2.6m (9' 2" x 8' 6") Radiator.

Conservatory

4.0m x 4.0m (13' 1" x 13' 1") Brick & uPVC double glazed construction. UPVC double glazed French doors leading to the rear garden, radiator, tiled flooring and door to annexe bedroom.

Annexe Bedroom

4.0m x 2.5m (13' 1" x 8' 2") UPVC double glazed French doors leading to the rear garden. Radiator and doors to the garage, conservatory and en suite.

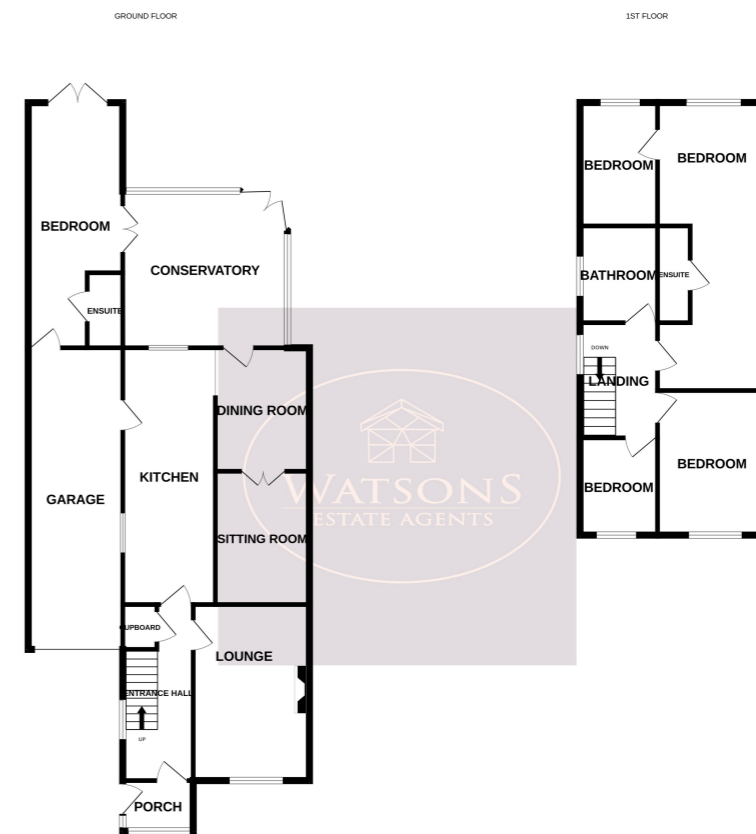
En Suite

2.2m x 1.4m (7' 3" x 4' 7") 3 piece suite in white comprising WC, wall mounted sink and shower cubicle. Chrome heated towel rail.

First Floor

Landing

UPVC double glazed window to the side, access to the attic and doors to primary bedroom, bedrooms 2 & 3 and family bathroom.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 Metropax i2024

Primary Bedroom

6.9m x 2.7m (22' 8" x 8' 10") UPVC double glazed window to the rear, 2 radiators, doors to the en suite and bedroom/study

En Suite

2.6m x 0.8m (8' 6" x 2' 7") 3 piece suite in white comprising WC, wall mounted sink and shower cubicle.

Bedroom 2

3.6m x 3.2m (11' 10" x 10' 6") UPVC double glazed window to the front and radiator.

Bedroom 3

2.3m x 2.2m (7' 7" x 7' 3") UPVC double glazed window to the front and radiator.

Bedroom 4/Study

3.0m x 2.3m (9' 10" x 7' 7") UPVC double glazed window to the rear and radiator.

Bathroom

2.4m x 2.1m (7' 10" x 6' 11") 3 piece suite in white comprising WC, wall mounted sink and corner bath with shower over. UPVC double glazed window to the side, chrome heated towel rail.

Outside

To the front of the are tiered plum slate beds. A driveway provides ample off road parking and leads to the integral garage measuring 7.7m x 2.2m with up & over door, light, tiled flooring and access to the annexe bedroom and kitchen. The low maintenance rear garden off a good level of privacy and comprises a paved patio and steps leading down to the artificial lawn. The garden is enclosed by timber fencing to the perimeter.