







\*\*\* FAMILY HOME? LOOK NO FURTHER! \*\*\* Offered for sale with NO UPWARD CHAIN, this detached home in Awsworth would make an excellent choice as a first family home. The accommodation comprises in brief: entrance hall, fitted kitchen, open plan lounge diner and a conservatory with sliding doors to the rear garden. On the first floor, the landing leads to three bedrooms & the bathroom. Outside, the low maintenance rear garden offers a good level of privacy and is enclosed by fencing to the perimeter. To the front of the property a driveway provides off road parking with double gates to the side giving access to the carport and single detached garage. Awsworth is a popular village close to Ilkeston & Kimberley Town Centres and is just a short drive from key roads and transport links including the A610 and Ilkeston Train station. For more information or to book your viewing, call our team.

Ground Floor

Entrance Hall

Entrance door, uPVC double glazed window to the front, stairs to the first floor, under stairs storage, radiator and door to lounge diner & kitchen.

Lounge Diner

7.36m x 2.8m (24' 2" x 9' 2") UPVC double glazed bay window to the front, wood effect laminate flooring, radiator and French doors to the conservatory.

Conservatory

5.33m x 3.0m (17' 6" x 9' 10") Brick & uPVC double glazed construction, pitched polycarbonate roof, wood effect laminate flooring and sliding patio doors to the rear garden.

Kitchen

3.26m x 2.53m (10' 8" x 8' 4") A range of matching high gloss wall & base units, work surfaces incorporating a one & a half bowl sink & drainer unit. Integrated appliances to include: electric oven & hob with extractor over and fridge. Plumbing for washing machine, ceiling spotlights, wood effect laminate flooring, uPVC double glazed window to the rear and uPVC double glazed door to the side.

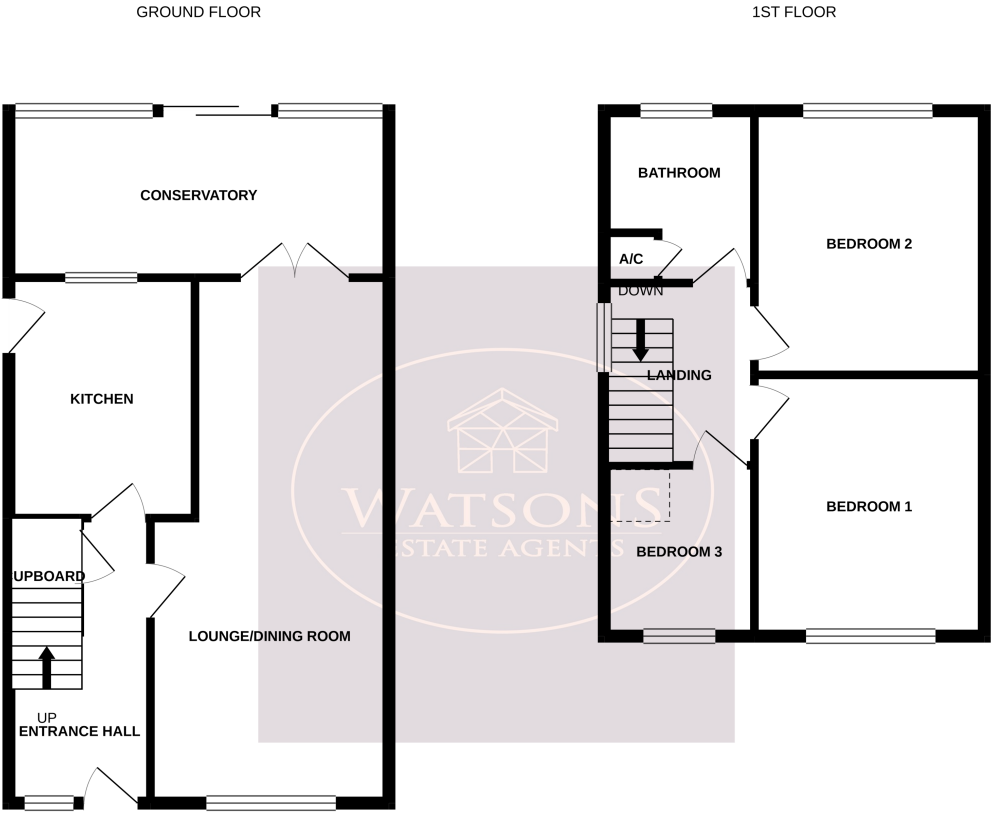
First Floor

Landing

Obscured uPVC double glazed window to the side and doors to all bedrooms and bathroom.

Bedroom 1

3.54m x 3.17m (11' 7" x 10' 5") UPVC double glazed window to the front and radiator.



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

3.68m x 3.2m (12' 1" x 10' 6") UPVC double glazed window to the rear, fitted sliding door wardrobe, radiator and access to the attic (fully boarded with drop down ladder).

Bedroom 3

2.4m x 2.19m (7' 10" x 7' 2") UPVC double glazed window to the front, fitted furniture and radiator.

Bathroom

3 piece suite in white comprising WC, vanity sink unit and bath with electric shower over. Airing cupboard housing the combination boiler, radiator, ceiling spotlights, extractor fan and obscured uPVC double glazed window to the rear.

Outside

To the front of the property there is a small lawn with flower bed borders and a range of plants & shrubs. A concrete driveway provides off road parking. Double gates lead to a car port which in turn leads to the garage with up and over door. The low maintenance rear garden offers a good level of privacy and comprises of a paved patio seating area and gravel bed sections. The garden is enclosed by timber fencing to the perimeter with gated access to the side.

Agents Notes

The seller has provided us with the following information: the boiler is located in the bathroom and was last serviced in September 2025. The loft is fully boarded offering useful storage space and has a drop down ladder for easy access. The electrical consumer main unit was upgraded on Dec 2024 and comes with a EIC certificate.