

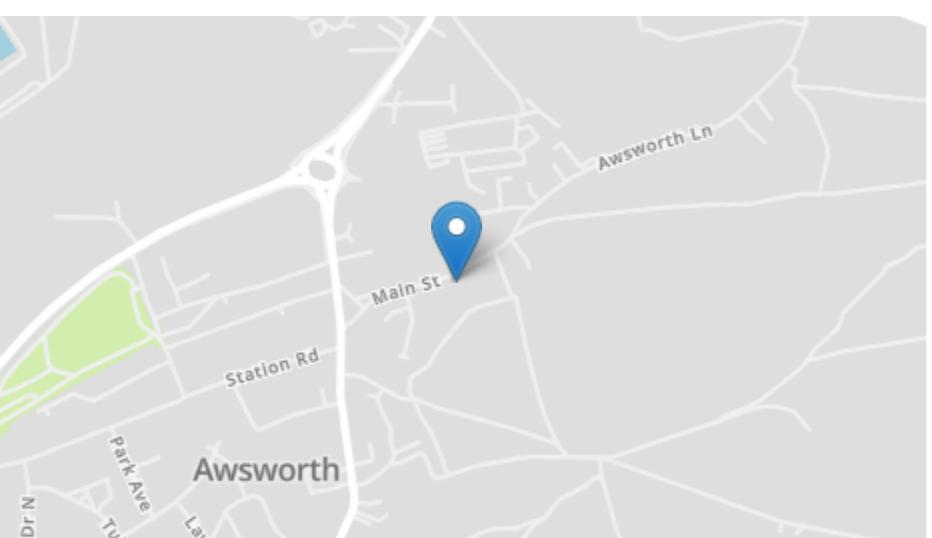
Main Street, Awsworth, NG16 2RL

Offers Over £180,000



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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 - 27428852

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

- Extended End Terrace House
- 2 Bedrooms & Attic Room
- 2 Reception Rooms
- Open Plan Dining Kitchen
- Open Views To The Rear
- Converted Summer House
- Extensive Plot
- Village Location

Our Seller says....





*** MUCH MORE THAN MEETS THE EYE *** Think you know Main Street? Think again! Check out the location of this terrace property with VIEWS TO DIE FOR! Extended to provide an open plan dining kitchen and with 2 bedrooms & attic room as well as a converted garden cabin, it really IS more than meets the eye. In brief, the accommodation comprises: lounge, open plan dining kitchen, upstairs landing to the 2 DOUBLE bedrooms, bathroom and stairs up to the attic room. Outside, the rear garden is a particularly strong feature of this beautiful home with a good size lawn enjoying privacy and open views and a garden cabin (power & wifi) which could be used as a home office, gym or bar. Although there are amenities within the village (including Primary School), Kimberley Town Centre is only 1km away and there are easy access to key road links such as A610 & M1 motorway. Call our sales team now to arrange a viewing.

Ground Floor

Lounge

4.29m into the bay x 3.46m (14' 1" x 11' 4") UPVC double glazed bay window to the front, radiator and uPVC double glazed entrance door to the front.

Dining Room

3.64m x 3.6m (11' 11" x 11' 10") Wood effect laminate flooring, radiator, stairs to the first floor and open to the kitchen.

Kitchen

3.3m x 3.29m (10' 10" x 10' 10") A range of matching high gloss wall & base units, work surfaces incorporating an inset sink & drainer unit with flexi tap. Integrated appliances to include: electric oven & electric hob with extractor over, washing machine & dishwasher. 2 velux windows, uPVC double glazed window to the rear, radiator and door to the rear garden.

First Floor

Landing

Doors to both bedrooms and bathroom. Stairs up to the attic room.



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 1

3.61m x 3.57m (11' 10" x 11' 9") UPVC double glazed window to the rear and radiator.

Bedroom 2

2.89m x 2.56m (9' 6" x 8' 5") UPVC double glazed window to the front, built in wardrobe with integrated combination boiler, radiator.

Bathroom

3 piece suite in white comprising WC, pedestal sink unit and bath. Chrome heated towel rail and obscured uPVC double glazed window to the front.

Second Floor

Attic Room

3.53m x 2.6m (5.6m into the eaves) (11' 7" x 8' 6") 2 skylights, ceiling spotlights, radiator and built in wardrobes and storage cupboard.

Outside

The rear garden offers a good level of privacy and comprises a timber decking seating area, generous turfed lawn, external tap, integrated trampoline and garden room measuring 5.97m x 2.92m fully insulated with power and internet. The garden is enclosed by timber fencing to the perimeter.