

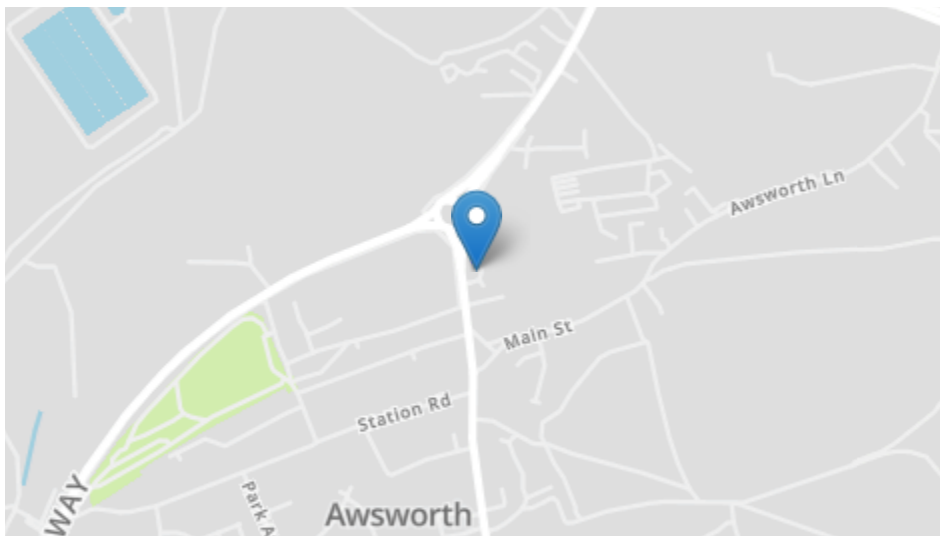
Arches Close, Awsworth, NG16 2WH

Guide Price £375,000



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- Detached Family Home
- 4 DOUBLE Bedrooms
- Generous Lounge
- Modern Dining Kitchen
- Study
- Downstairs WC & Utility Room
- En Suite & Family Bathroom
- Private Low Maintenance Rear Garden
- Driveway & Garage

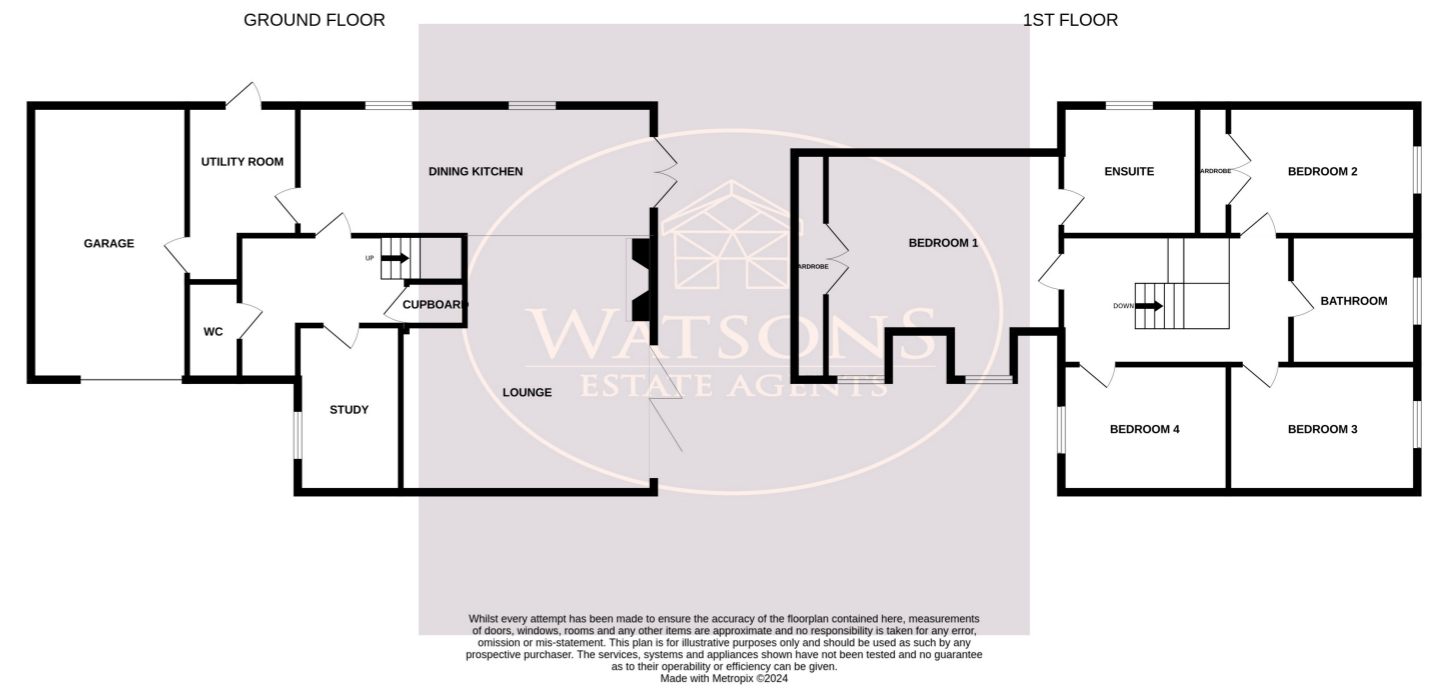
Our Seller says....

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.



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*** GUIDE PRICE £375,000 - £400,000 *** ** INTRODUCING 'THE ARCHES' ** Watsons are proud to present this property in Awsworth which lies within an exclusive gated development of only 14 premium homes. You will be amazed at the space and presentation which represents excellent value at this price and a MUST VIEW for families! In brief, the accommodation comprises: entrance hall, wc, study, dining kitchen which is open plan to the lounge area, separate utility room. Upstairs, the landing leads to the 4 DOUBLE bedrooms (en suite to primary) and a great modern family bathroom. This plot is nested in the corner of a gated complex accessed via fob, with a block paved driveway & garage providing good off street parking, but the open views to the side & rear are particularly strong features of this home. The rear garden with artificial lawn and decked patio area is low maintenance and a great space to enjoy the Summer months. The nearby towns of Kimberley, Eastwood & Ilkeston provide easy access to a wealth of amenities, whilst transport links include A610, M1 motorway and train stations all nearby. This one will be popular, so we invite you to call our sales team without delay.

Ground Floor

Entrance Hall

UPVC double glazed entrance door, stairs to the first floor, under stairs storage, wood effect laminate flooring with underfloor heating and doors to the dining kitchen, study and downstairs WC.

WC

WC, table top sink bowl vanity sink unit, ceiling spotlights and extractor fan.

Study

3.48m x 2.11m (11' 5" x 6' 11") UPVC double glazed window to the side, radiator and wood effect laminate flooring with underfloor heating.

Dining Kitchen

7.57m x 2.77m (24' 10" x 9' 1") A range of matching wall & base units, solid wood work surfaces incorporating and inset one & a half bowl sink & drainer unit. Space for Rangemaster cooker with extractor over, plumbing and wiring for an American style fridge freezer, integrated dishwasher. 2 uPVC double glazed windows to the side, wood effect laminate flooring with underfloor heating, ceiling spotlights. Door to the utility room, open to the lounge.

Lounge

8.64m max (reducing to 4.25m) x 4.3m (28' 4" x 14' 1") Inglenook fireplace with inset multifuel burner, wood effect laminate flooring and under floor heating, bi folding doors to the rear garden.

Utility Room

3.74m x 1.88m (12' 3" x 6' 2") A range of matching high gloss wall & base units, solid wood work surfaces, plumbing for washing machine, wood effect laminate flooring with under floor heating and doors to the side and to the garage.

First Floor

Landing

Radiator, access to the attic (partly boarded with dropdown ladder) and doors to all bedrooms and bathroom.

Primary Bedroom

5.04m x 3.67m (16' 6" x 12' 0") UPVC double glazed window to the front, velux window, ceiling spotlights, 2 radiators, walk in wardrobes with automatic lights and door to the en suite.

En Suite

3 piece suite comprising WC, twin table top sink bowl vanity sink unit, walk in shower cubicle with mains fed rainfall effect shower. Chrome heated towel rail, ceiling spotlights, extractor fan and obscured uPVC double glazed window to the side.

Bedroom 2

3.6m x 2.82m (11' 10" x 9' 3") UPVC double glazed window to the rear, walk in wardrobe with automatic spotlights, radiator, ceiling spotlights.

Bedroom 3

3.07m x 2.57m (10' 1" x 8' 5") UPVC double glazed window to the side, wardrobe and radiator.

Bedroom 4

3.26m x 2.54m (10' 8" x 8' 4") UPVC double glazed window to the rear, wardrobe ceiling spotlights and radiator.

Bathroom

4 piece suite in white comprising WC, table top sink bowl vanity sink unit, corner Whirlpool bath and walk in shower cubicle with mains fed rainfall effect shower over. Chrome heated towel rail, ceiling spotlights, extractor fan and obscured uPVC double glazed window to the side.

Outside

To the front of the property, a blocked paved driveway provides ample off road parking and leads to the integral garage with roll up door and power. The rear garden offers a good level of privacy with open views and comprises a timber decking seating area, artificial lawn, flower bed borders with a range of plants & shrubs, feature external lighting and is enclosed by timber fencing to the perimeter with gated access to the side.