

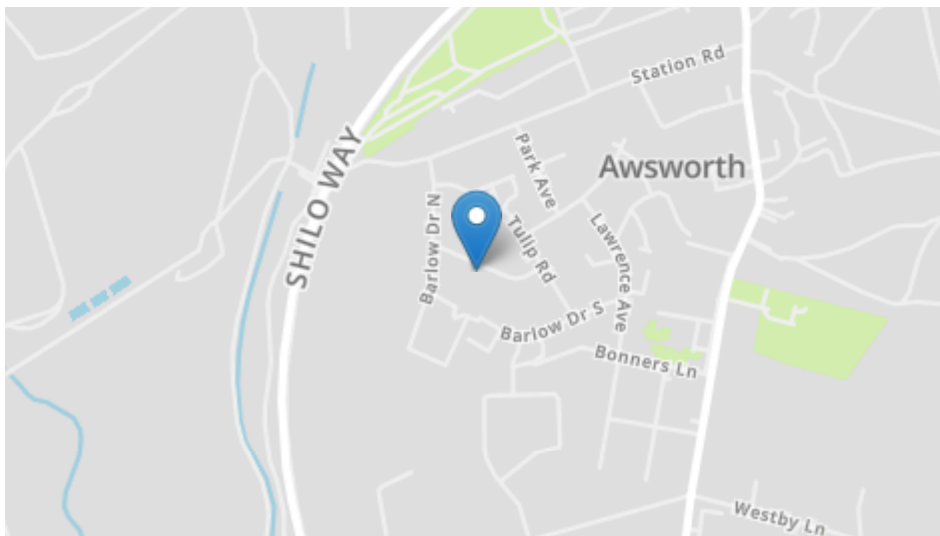
Hawthorne Rise, Awsworth, NG16 2RG

£270,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	72	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



- Detached Family Home
- 3 Bedrooms
- 2 Reception Rooms
- Utility Area
- Generous Driveway & Double Garage
- Private Rear Garden
- Popular Residential Location
- Ease Of Access To A610 & M1

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 - 26806714

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 FAMILY HOME WITH A DETACHED DOUBLE GARAGE! *** Exceptionally maintained and presented throughout, this EXTENDED 3 bedroom detached home is located on a desirable street in the village of Awsworth and features a detached double garage with versatile use. In brief, the ground floor accommodation comprises; entrance hall, spacious lounge and an open plan L shape dining kitchen fitted with shaker style units. On the first floor the landing leads to 3 bedrooms and family shower room. Outside, the driveway runs alongside the property allowing off street parking for several vehicles and leading to the detached garage which measures 5.27 x 4.95. The garage has light & power, and could easily be used as workshop, gym or home office. The garden comprises of a paved patio area and turfed lawn with shrub borders, and is enclosed by timber fencing. Awsworth is served by public transport and is within close proximity to a number of village amenities. A wider range of amenities & transport links including Ilkeston Train Station can be found in Ilkeston Town Centre, just a short drive away. For more information or to book your viewing, call our team.

Ground Floor

Entrance Hall

UPVC double glazed entrance door, radiator, stairs to the first floor, under stairs storage and doors to the lounge diner and kitchen.

Lounge Diner

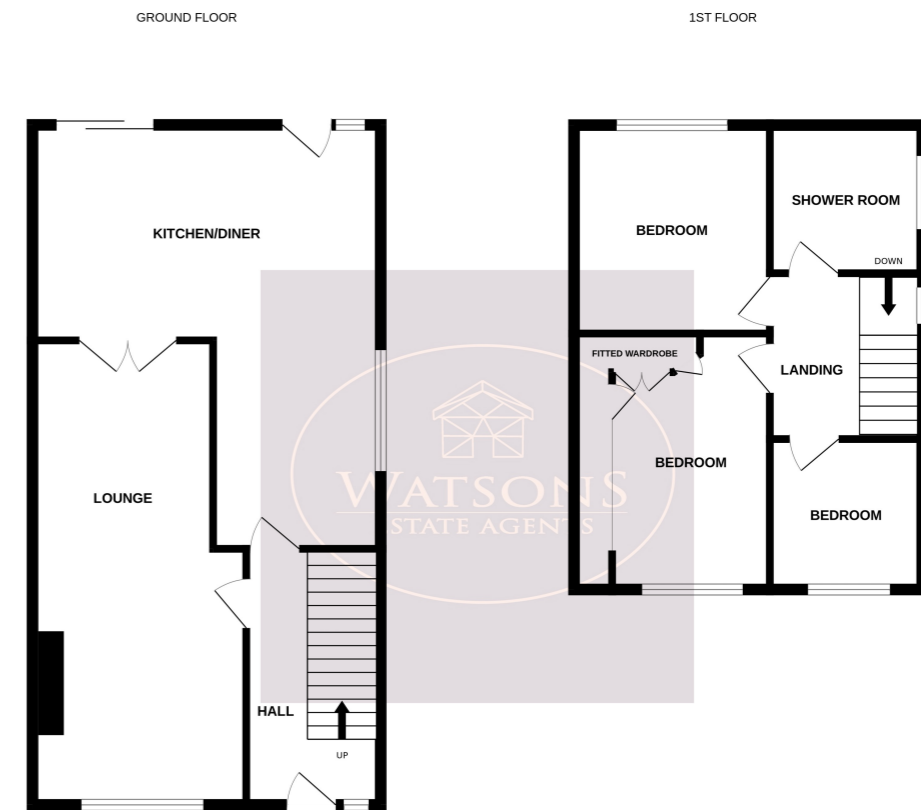
7.22m x 3.15m (23' 8" x 10' 4") UPVC double glazed window to the front, 2 radiators and French doors to the dining area/utility

Dining Area

5.51m x 3.07m (18' 1" x 10' 1") UPVC double glazed window to the rear, vertical radiator and traditional radiator, wood effect laminate flooring, ceiling spotlights, breakfast bar. Plumbing for washing machine, door to the rear garden and sliding patio door leading to the rear garden.

Dining Kitchen

6.7m x 2.42m (22' 0" x 7' 11") A range of matching wall & base units, work surfaces incorporating an inset one & a half bowl stainless steel sink & drainer unit with instant hot water tap. Integrated appliances to include: waist height double electric oven, 5 ring gas hob and microwave. Plumbing for dishwasher, wood effect laminate flooring, ceiling spotlights, radiator and uPVC double glazed window to the side.



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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First Floor

Landing

UPVC double glazed window to the side, access to the attic (fully boarded with drop down ladder & power) and housing the combination boiler. Doors to all bedrooms and bathroom.

Bedroom 1

3.83m x 3.06m (12' 7" x 10' 0") UPVC double glazed window to the front, a range of fitted furniture and radiator.

Bedroom 2

3.51m x 3.26m (11' 6" x 10' 8") UPVC double glazed window to the rear, a range of fitted wardrobes and radiator.

Bedroom 3

2.4m x 2.18m (7' 10" x 7' 2") UPVC double glazed window to the front and radiator.

Bathroom

3 piece suite in white comprising WC, pedestal sink unit and shower cubicle. Chrome heated towel rail, ceiling spotlights, extractor fan and obscured uPVC double glazed window to the side.

Outside

To the front of the property is a turfed lawn, flower bed borders with a range of plants & shrubs and external power point. Running alongside the property a brick paved driveway provides ample off road parking leading to the detached double garage measuring 5.27m x 4.95m with up & over door and power. The rear garden offers a good level of privacy and comprises a paved patio, turfed lawn and timber built shed. The garden is enclosed by timber fencing to the perimeter.