

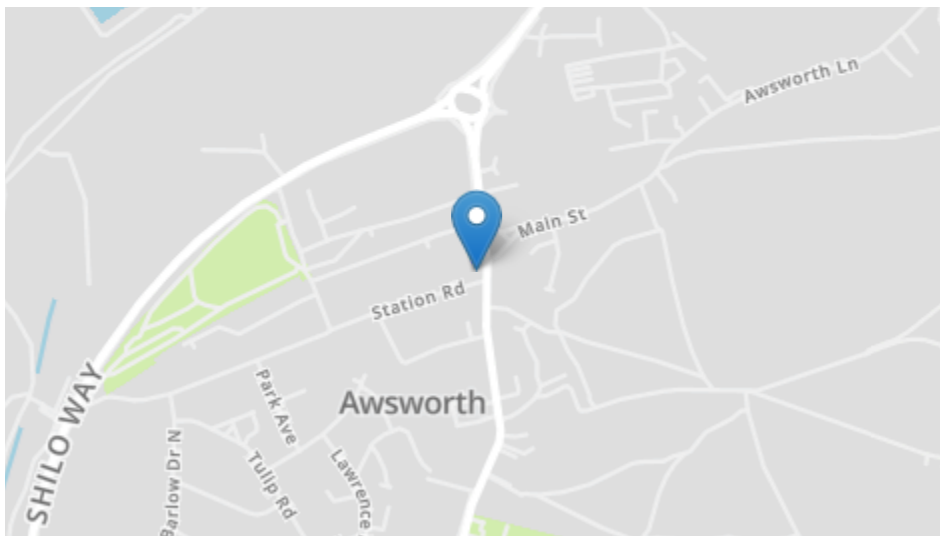
Station Road, Awsworth, NG16 2RF

Offers Over £230,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
		<b>81</b>	<b>87</b>
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	



- Semi Detached Family Home
- 2 Double Bedrooms
- Modern Dining Kitchen
- Conservatory
- Ample Off Road Parking & Detached Double Garage
- Rear Garden with Outdoor Home Office & Games Room
- Corner Plot
- 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 - 28356746

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



\*\*\*WORK FROM HOME IN STYLE\*\*\* A unique, two bedroom semi-detached property, on a corner plot in the popular village of Awsworth. If outside space and working from home is your thing, this is the perfect home for you, with an outdoor office/games room. Briefly comprising; entrance hallway, lounge, dining kitchen, conservatory. To the first floor, two bedrooms and bathroom. Outside, is where this property really comes to life, with a purpose built office/games room, a workshop, a further outdoor office (currently used as a kitchen), double garage, private gardens, and a generous gated driveway providing off road parking. Located close to the village centre, Awsworth offers excellent nearby amenities including shops, transport links and schools. Contact Watsons today to arrange a viewing.

## Ground Floor

### Entrance Hall

Composite entrance door to the front, stairs to the first floor and door to the lounge.

### Lounge

4.23m x 4.02m (13' 11" x 13' 2") UPVC double glazed bay window to the front, radiator, multi fuel burner and door to the dining kitchen.

### Dining Kitchen

5.34m x 2.88m (17' 6" x 9' 5") A range of matching wall & base units, work surfaces incorporating an inset stainless steel sink & drainer unit. Integrated appliances to include: waist height electric oven, induction hob with extractor over. Plumbing for washing machine and dishwasher, radiator, pantry cupboard, uPVC double glazed windows to the rear & side and doors to the conservatory.

### Conservatory

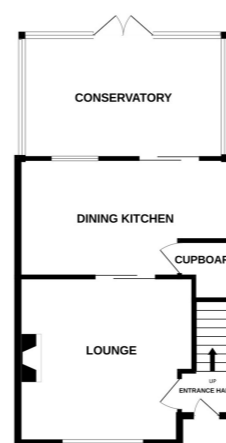
5.19m x 3.06m (17' 0" x 10' 0") Brick & uPVC double glazed construction with insulated roof, radiator and French doors to the rear garden.

## First Floor

### Landing

UPVC double glazed window to the side, radiator, access to the attic (partly boarded) and doors to all bedrooms and bathroom.

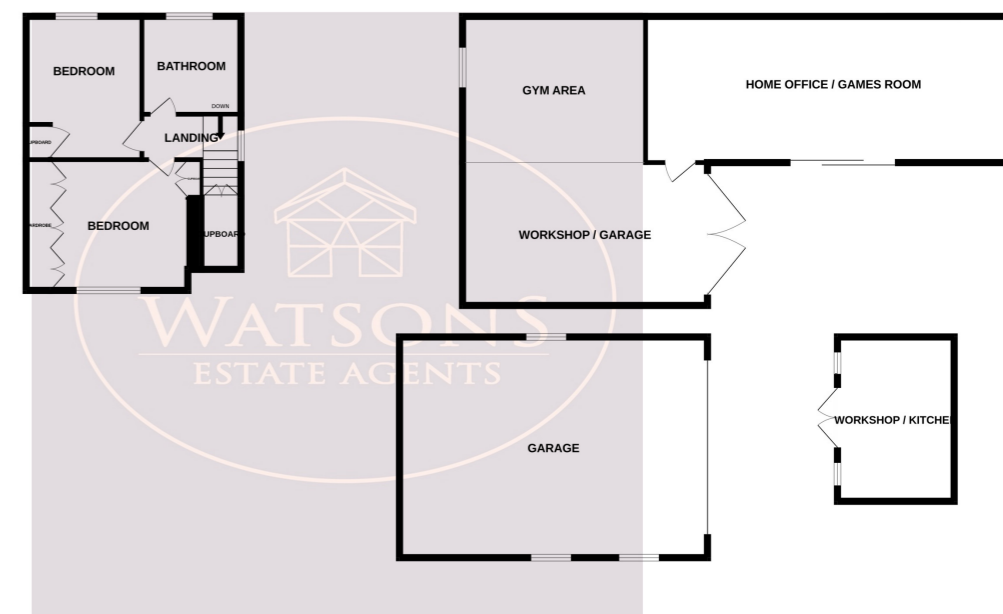
GROUND FLOOR



1ST FLOOR



OUTBUILDINGS



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

3.81m x 3.28m (12' 6" x 10' 9") UPVC double glazed window to the front, a range of fitted furniture and radiator.

### Bedroom 2

3.27m x 2.91m (10' 9" x 9' 7") UPVC double glazed window to the rear, storage cupboard and radiator.

### Bathroom

4 piece suite in white comprising WC, vanity sink unit, corner bath and shower cubicle. Chrome heated towel rail, ceiling spotlights and obscured uPVC double glazed window to the rear.

### Outside

To the front of the property is a turfed lawn, flower bed borders with a range of plants & shrubs and slate & gravel beds. The side garden comprises a turfed lawn and block paved path. The rear garden comprises a timber decking seating area, timber built shed with light and oversized outdoor home office with light and power. A tarmac driveway provides ample off road parking leading the detached double garage with up & over door and power. The garden is enclosed by timber fencing to the perimeter with wooden gates securing the driveway.