

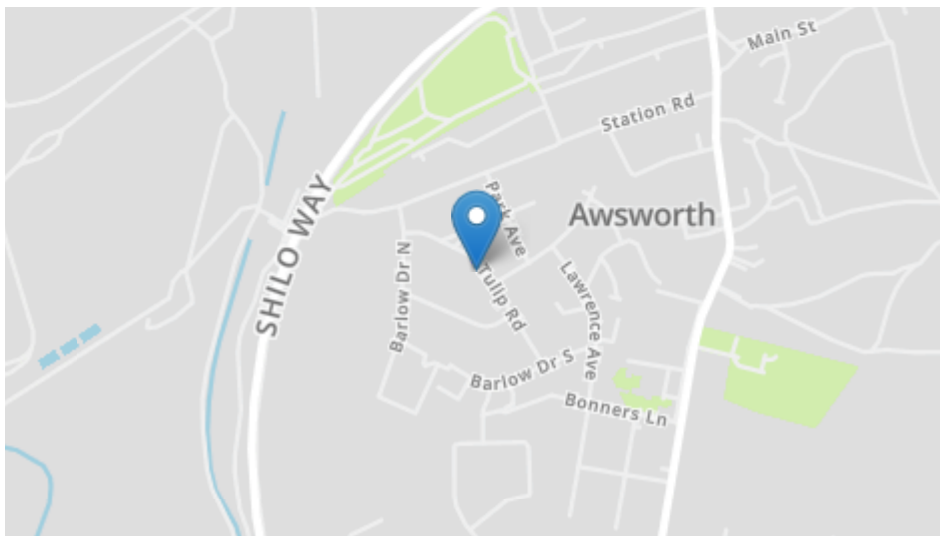
Tulip Road, Awsworth, NG16 2RS

Offers Over £290,000



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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		
	66	81
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



- Extended Detached House
- 4 Bedrooms
- Open Plan Lounge Diner
- Utility Room
- Driveway
- Outdoor Games Room
- Ease of Access to A610 & M1
- Excellent Road & Public Transport Links

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](mailto:mail@watsons-residential.co.uk)  
 Ref - 25901640

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40 Main Street, Kimberley, NG16 2LY  
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**\*\*\* VILLAGE GEM \*\*\*** This 4 bedroom detached double storey extended home has been a much loved long term home for the current owners and has been very well maintained throughout. The property in brief comprises entrance porch, hall, utility room, open plan lounge/ dining room and fitted kitchen both with french doors leading to the low maintenance landscaped garden. To the first floor a landing giving access to four generous bedrooms and a four piece family bathroom. To the outside a newly paved driveway to the front provides off street parking and the rear an enclosed bespoke garden with access to the garage, BBQ area and the annex/ games room to the rear. The beautiful village of Awsworth gives easy access to both Ilkeston & Kimberley Town Centres, as well as key road and transport links including Ilkeston Train station, the A6002 and A610 which leads to junction 26 of the M1 motorway.

#### Ground Floor

##### Porch

UPVC double glazed entrance door, uPVC double glazed window to the side, open to the entrance hall.

##### Entrance Hall

Stairs to the first floor, radiator, under stairs storage and door to the lounge diner & utility room.

##### Utility Room

3.7m x 2.08m (12' 2" x 6' 10") A range of matching wall & base units, work surfaces incorporating a stainless steel sink & drainer unit. Plumbing for washing machine & dryer. UPVC double glazed window to the front, ceiling spotlights and radiator.

##### Lounge Diner

7.35m x 3.18m (24' 1" x 10' 5") UPVC double glazed bay window to the front, radiator, wood effect laminate flooring and fire place with inset space for fire.

##### Kitchen

4.58m x 3.65m (15' 0" x 12' 0") A range of matching high gloss wall & base units, work surfaces with inset one & a half bowl stainless steel sink & drainer unit. Integrated electric oven, grill and 5 ring gas hob with extractor over. Plumbing and wiring for an American style fridge freezer, plumbing for dishwasher. UPVC double glazed window to the rear, LED lighting, wood effect laminate flooring, radiator and French doors leading to the rear garden.

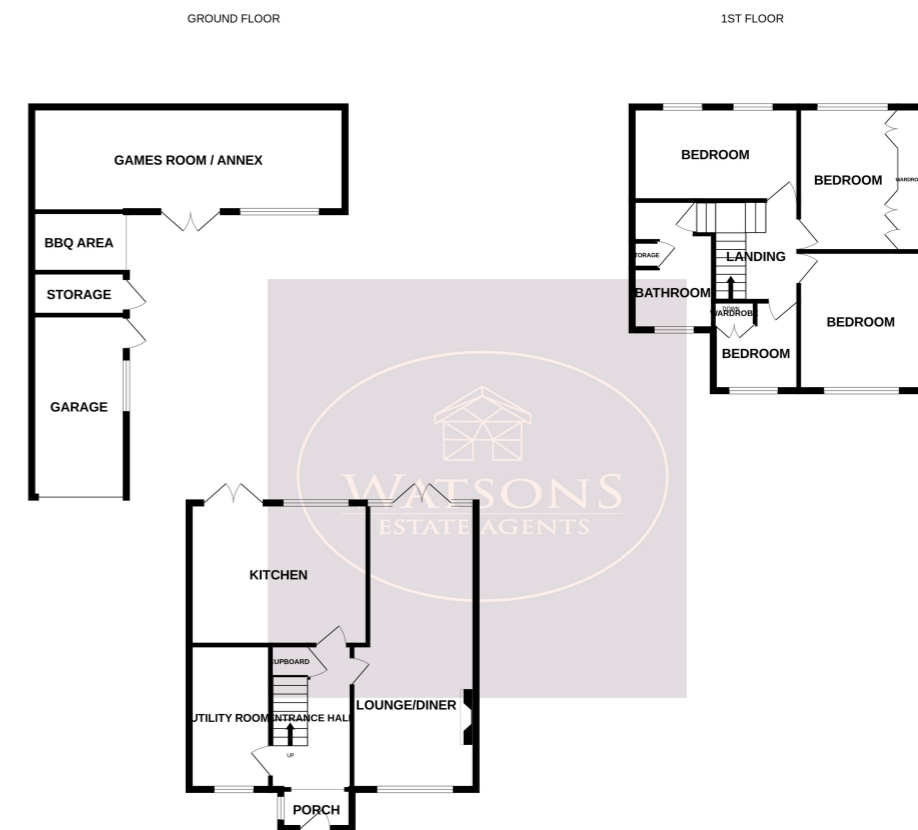
#### First Floor

##### Landing

Access to the attic with drop down ladder, LED lighting and doors to all bedroom and bathroom.

##### Bedroom 1

3.57m x 3.18m (11' 9" x 10' 5") UPVC double glazed window to the front, ceiling spotlights, radiator and air conditioning unit.



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

3.7m x 2.54m (12' 2" x 8' 4") UPVC double glazed window to the rear, a range of fitted furniture and radiator.

##### Bedroom 3

4.27m x 2.4m (14' 0" x 7' 10") 2 uPVC double glazed windows to the rear, ceiling spotlights and radiator.

##### Bedroom 4

2.29m x 2.19m (7' 6" x 7' 2") UPVC double glazed window to the front and radiator.

##### Bathroom

3.32m x 2.08m (10' 11" x 6' 10") 4 piece suite in white comprising WC, wall mounted sink, bath and shower cubicle. Chrome heated towel rail, ceiling spotlights, extractor fan and storage cupboard housing the combination boiler.

##### Outside

To the front of the property, a block paved driveway provides ample off road parking. The rear garden offers a good level of privacy and comprises a paved patio, plum slate section with hob tub. Other features includes a converted garage measuring 4.67m 2.42m with uPVC double glazed window to the side and door to the side. Access to additional storage space, barbecue area measuring 2.42m x 1.55m. To the rear of the garden is a games room/annex measuring 8.03m x 2.69m with light, power, ceiling spotlights, a range of wall & base units, uPVC double glazed window to the front and French doors to the front. The garden is enclosed by timber fencing to the perimeter.

##### AGENTS NOTE

The property benefits from solar panels, the owner informs us that they are owned outright.