

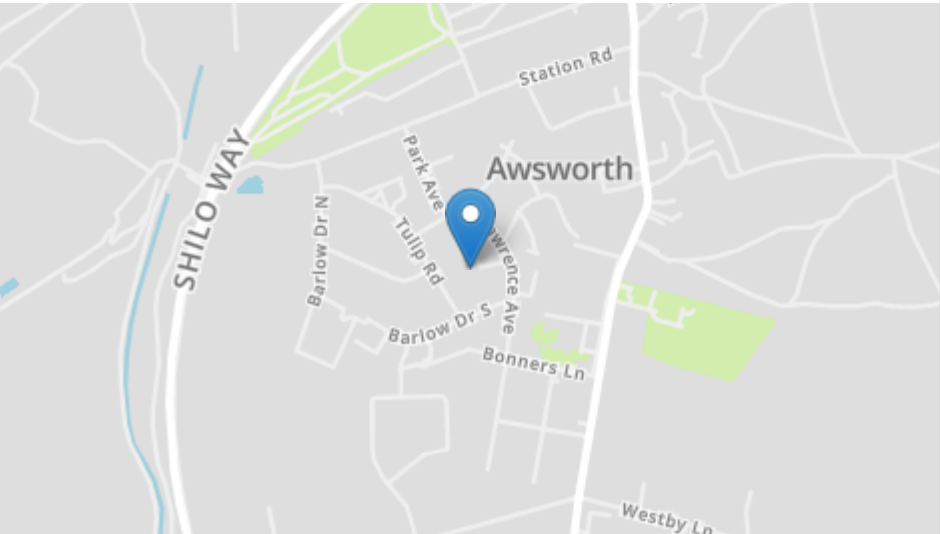
Tennyson Square, Awsworth, NG16 2SP

Offers Over £260,000



Tennyson Square, Awsworth, NG16 2SP

Offers Over £260,000



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	

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 - 27988810



- Detached Family Home
- 3 Bedrooms
- Generous Lounge
- Modern Fitted Dining Kitchen
- Ample Off Road Parking & Detached Garage
- Private, South West Facing Rear Garden
- Cul De Sac Location
- Ease Of Access To M1 & A610

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.



40 Main Street, Kimberley, NG16 2LY
www.watsons-residential.co.uk

0115 938 5577
8am-8pm - 7days



'TEN' OUT OF 'TEN' Located at the end of a quiet cul-de-sac in the popular village of Awsworth, a well presented three bedroom detached family home. With a generous lounge, conservatory, detached garage, and private south-west facing rear garden. Briefly comprising; entrance porch, hallway, lounge, kitchen, conservatory. To the first floor, three bedrooms and shower room. Outside, driveway and detached garage, and private south-west facing garden to the rear. Located in close proximity to the village centre, amenities and road links are aplenty, with road links to the city, along with easy access to the nearby towns of Ilkeston and Kimberley. The Giltbrook retail park is also a short drive away. Contact Watsons to arrange a viewing.

Ground Floor

Porch

Entrance door to the side, uPVC double glazed window to the front and door to the entrance hall.

Entrance Hall

Stairs to the first floor, under stairs storage and doors to the lounge and dining kitchen.

Lounge

4.7m x 3.15m (15' 5" x 10' 4") UPVC double glazed window to the front with integrated shutter blinds, wood effect laminate flooring, radiator, Inglenook fire place with inset wood burner style fire.

Dining Kitchen

5.09m x 2.52m (16' 8" x 8' 3") A range of matching high gloss wall & base units, work surfaces incorporating an inset composite sink & drainer unit. Integrated double electric oven and hob with extractor over. Plumbing for washing machine, breakfast bar, tiled floor, uPVC double glazed window to the rear, door to the rear garden and sliding patio doors to the conservatory.

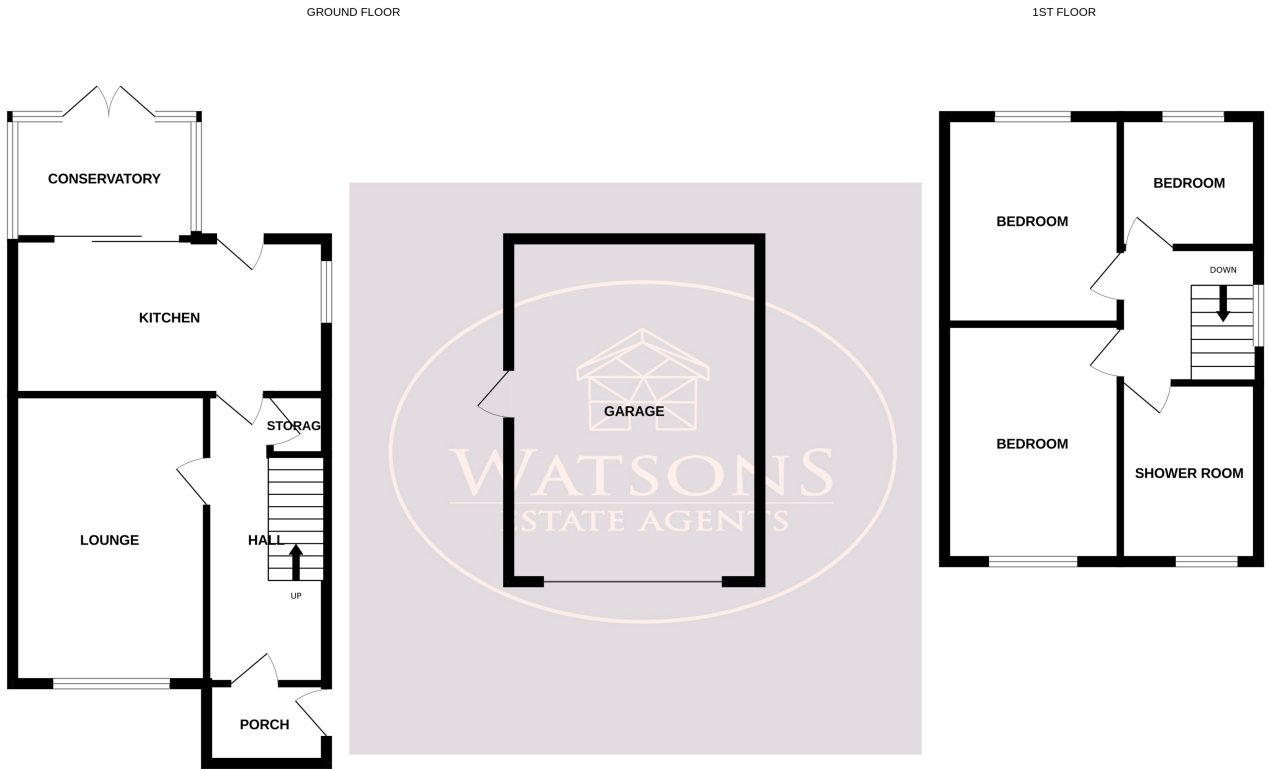
Conservatory

2.98m x 1.99m (9' 9" x 6' 6") UPVC double glazed construction with integrated blinds, lino flooring, plumbing tumble dryer and French doors to the rear garden.

First Floor

Landing

UPVC double glazed window to the side, doors to all bedrooms and shower 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.
Made with Metropix ©2025

Bedroom 1

3.86m x 2.85m (12' 8" x 9' 4") UPVC double glazed window to the front with integrated shutter blinds and radiator.

Bedroom 2

3.27m x 2.85m (10' 9" x 9' 4") UPVC double glazed window to the rear and radiator.

Bedroom 3

2.34m x 2.12m (7' 8" x 6' 11") UPVC double glazed window rear, fitted wardrobes and radiator.

Shower Room

3 piece suite in white comprising WC, pedestal sink unit and double walk in shower. Heated towel rail, extractor fan, obscured uPVC double glazed window to the front and tiled flooring.

Outside

To the front of the property a concrete driveway provides ample off road parking leading to the detached garage measuring 5.53m x 4.06m with electric roll up door and power. The South West facing rear garden offers a good level of privacy and comprises a paved patio seating area with steps up to the conservatory. Steps down to the turfed lawn, flower bed borders with a range of plants & shrubs and external tap. The garden is enclosed by timber fencing to the perimeter with gated access to the side.