Robert Ellis

look no further. . .

Station Road
Awsworth, Nottinghamshire NG16 2RF

A FULLY RENOVATED & MODERNISED TWO BEDROOM BAY FRONTED SEMI DETACHED HOUSE OFFERED FOR SALE WITH NO UPWARD CHAIN.

Guide Price £200,000 Freehold

ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET WITH NO UPWARD CHAIN THIS TOTALLY RENOVATED AND MODERNISED EXTREMELY WELL PRESENTED TWO BEDROOM BAY FRONTED SEMI DETACHED HOUSE SITUATED WITHIN THIS POPULAR AND ESTABLISHED VILLAGE LOCATION.

With accommodation over two floors, the ground floor comprises entrance hall, bay fronted living room and open plan, newly fitted dining kitchen. The first floor landing then provides access to two bedrooms and a newly fitted three piece bathroom suite.

The property also benefits from gas fired central heating from newly fitted combination boiler, uPVC double glazing throughout, front and rear gardens, and off-street parking leading down the side of the property.

The property has been totally renovated throughout, including newly fitted kitchen and bathroom, newly fitted gas fired combination boiler, re-wiring, double glazing, decoration and floor coverings throughout.

Because of such, the property is certainly in a ready to move into condition and is positioned within this highly sought-after and desirable village location, offering easy access to nearby schooling, open countryside, shops, services and amenities. There are also fantastic transport networks locally and further afield such as the motorway junctions and train station at Ilkeston.

We believe that this will be an ideal first time buy or young family home, offering the opportunity to move straight into with no work required. We highly recommend an internal viewing.

ENTRANCE HALL
5'7" x 2'11" (1.71 x 0.91)
Composite and double glazed newly fitted front entrance door, staircase rising to the first floor, vertical radiator. Door to lounge.

LOUNGE
13'6" x 12'2" (4.14 x 3.71)
Double glazed bay window to the front, radiator. Door to kitchen.

DINING KITCHEN
15'7"x 10'9" (4.76x 3.28)
The kitchen area comprises a newly fitted range of matching base and wall storage cupboards with roll top work surfaces incorporating inset single sink and draining board with central swan neck mixer tap. Fitted four ring hob with extractor over and oven beneath, integrated fridge, freezer and washing machine, newly fitted wall mounted "Baxi" gas fired combination boiler (for central heating and hot water purposes), double glazed window to the rear, spotlights. Opening through to the dining area which offers ample space for dining table and chairs, radiator, continuation of the spotlights, double glazed French doors opening out to the rear garden patio, laminate flooring throughout the dining kitchen. There is also a useful understairs storage pantry which also houses the electricity meters.

FIRST FLOOR LANDING
Doors to both bedrooms and bathroom. Double glazed window to the side.

BEDROOM ONE
12'2" x 10'3" (3.73 x 3.14)
Double glazed window to the front, radiator. Door to overstairs walk-in wardrobe.

OVERSTAIRS WALK-IN WARDROBE
Double glazed window to the front.

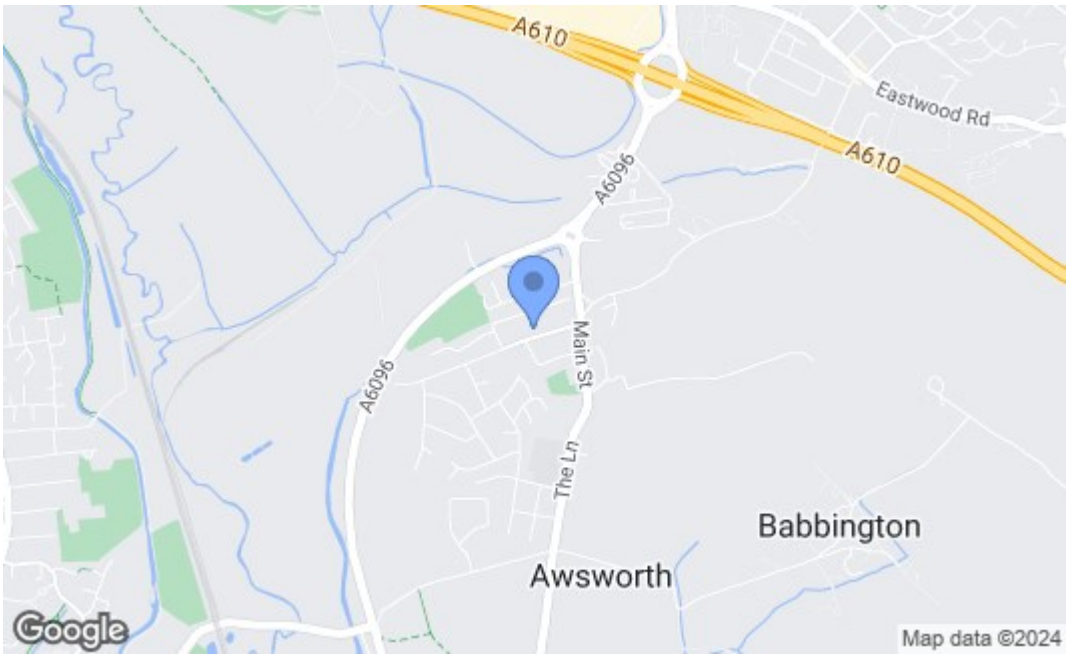
BEDROOM TWO
10'2" x 8'8" (3.12 x 2.65)
Double glazed window to the rear overlooking the rear garden, radiator.

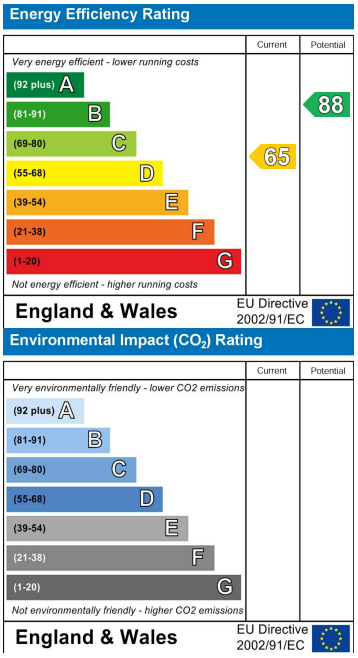
BATHROOM
7'10" x 6'4" (2.41 x 1.95)
Newly fitted white three piece suite comprising panel bath with glass shower screen and mains shower over, push flush WC, wash hand basin with mixer tap, tiled splashback and storage cabinets beneath. Double glazed window to the rear, radiator, wall mounted chrome heated ladder towel radiator, extractor fan. Loft access point.

OUTSIDE
To the front of the property there is a lowered kerb entry point to a slab and gravel driveway providing off-street parking which leads down the side of the property into the rear garden. The front garden benefits from a shaped lawn with planted borders housing a variety of bushes and hedgerow to the boundary line.

TO THE REAR
The rear garden has a large paved patio (ideal for entertaining) accessed directly from the French doors from the kitchen. Steps then lead down to a further patio area and onto a split lawn with a pathway providing access to the foot of the plot where a further patio area can be found. The garden is enclosed by timber fencing to the boundary lines and offers a variety of planted bushes and shrubbery.

DIRECTIONAL NOTE
From our Stapleford Branch proceed to the Roach traffic lights and turn left onto Church Street. At the bend in the road, turn right onto Hickings Lane and proceed past the entrance to the park. At the next mini roundabout adjacent to the parade of shops, turn right onto Ilkeston Road and immediately left onto Coventry Lane. Continue to Balloon Wood traffic lights and turn left onto Trowell Moor, which in turn becomes Nottingham Road Trowell. Take a right hand turn and proceed through Cossall Village all the way to the "T" junction adjacent to Awsworth Lane. Take a right hand turn and continue into Awsworth, taking an eventual left hand turn after passing the school and the local convenience store onto Station Road. The property can then be found on the right hand side, identified by our For Sale board. Ref: 8272NH





These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

30-32 Derby Road, Stapleford, Nottingham, Nottinghamshire, NG9 7AA
stapleford@robertellis.co.uk
0115 949 0044