Robert Ellis

*look no further. . .*







Meadow Road
Awsworth, Nottingham NG16 2SZ

A THREE BEDROOM SEMI DETACHED HOUSE.

**£220,000 Leasehold**




A three bedroom semi detached house offering a modern contemporary home.

Once you step inside this property through the porch, you are welcomed by a semi open plan harmonious space which runs through the ground floor with a media wall to the living area and wood flooring which continues through the dining area to the fully fitted kitchen.

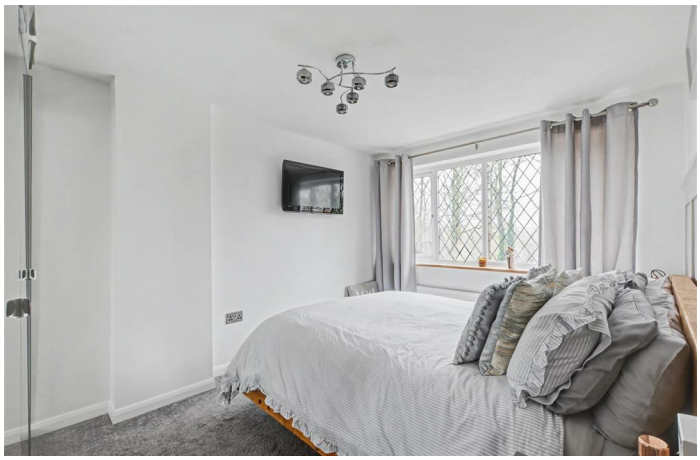
This modern theme runs through the home where there is a luxury four piece bathroom which includes an inset TV. There are three well proportioned bedrooms, the property is double glazed throughout and has the benefit of gas fired central heating served from a combination boiler controlled by a Nest smart system.

The property is set back from the road and enjoys an aspect to the front and has off-street parking for two cars. The rear gardens are attractively landscaped with patio and tiered decked areas, as well as a garden shed.

Nestled within this residential suburb in the village of Awsworth, situated on the Nottinghamshire/Derbyshire border with its own "good rated" primary and nursery school. There is a local convenience store and Awsworth is on the edge of open countryside yet offers good commutability to nearby larger towns of Ilkeston, Eastwood, Nottingham city, as well as Derby. For those looking to commute further afield, Junctions 25/26 for the M1 motorway are both accessible.

This property is ideal for first time buyers and young families and we recommend an internal viewing to avoid disappointment.





ENTRANCE PORCH
Double glazed window and front entrance door.

LIVING DINING ROOM
23'10" x 15'9" reducing to 7'8" (7.27 x 4.81 reducing to 2.34)
The living area to the front has a feature media wall, radiator and double glazed window. Wooden flooring leads through into the dining area where there French doors opening to the rear garden. The dining area then leads through to the kitchen.

KITCHEN
9'10" x 7'6" (3.02 x 2.29)
Range of modern fitted wall, base and drawer units with work surfacing and feature glass and stainless steel finish one and a half bowl sink unit with single drainer. Integrated appliances include electric oven, hob, extractor hood, microwave, fridge and freezer. Feature radiator, double glazed window to the rear and double glazed door to the side.

FIRST FLOOR LANDING
Doors to bedrooms and bathroom.

BEDROOM ONE
11'1" x 9'3" reducing to 7'8" (3.40 x 2.83 reducing to 2.34)
Fitted bedroom furniture including wardrobes and drawers, radiator, double glazed window to the rear.

BEDROOM TWO
12'7" x 9'3" (3.86 x 2.84)
Radiator, double glazed window to the front.

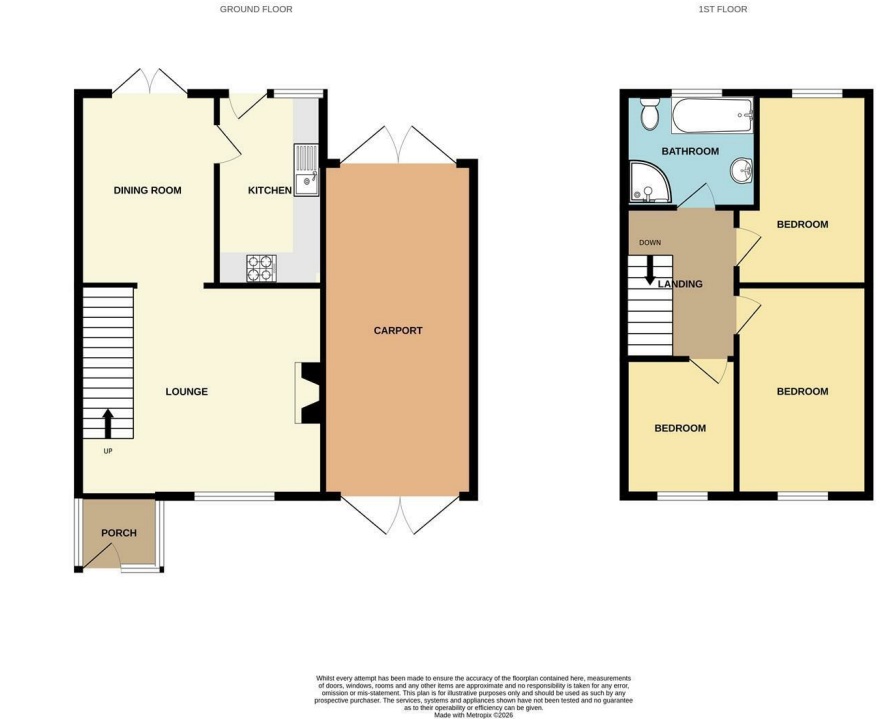
BEDROOM THREE
7'3" x 6'4" (2.22 x 1.94)
Built-in cupboard, radiator, double glazed window to the front.

BATHROOM
7'9" x 6'11" (2.38 x 2.11)
Providing a luxury four piece suite comprising wash hand basin with vanity unit, low flush WC, bathtub and walk-in shower cubicle. Fully tiled with inset TV screen. Heated towel rail, double glazed window.

OUTSIDE
To the front is a forecourt providing off-street parking for two vehicles, double gates at the side of the house, possibility for further hard standing for a small vehicle and pathway leading to the rear garden. The rear garden is fenced and enclosed and offers a contemporary space with patio, tiered decking and a garden shed with mains water, waste and electricity in the shed.





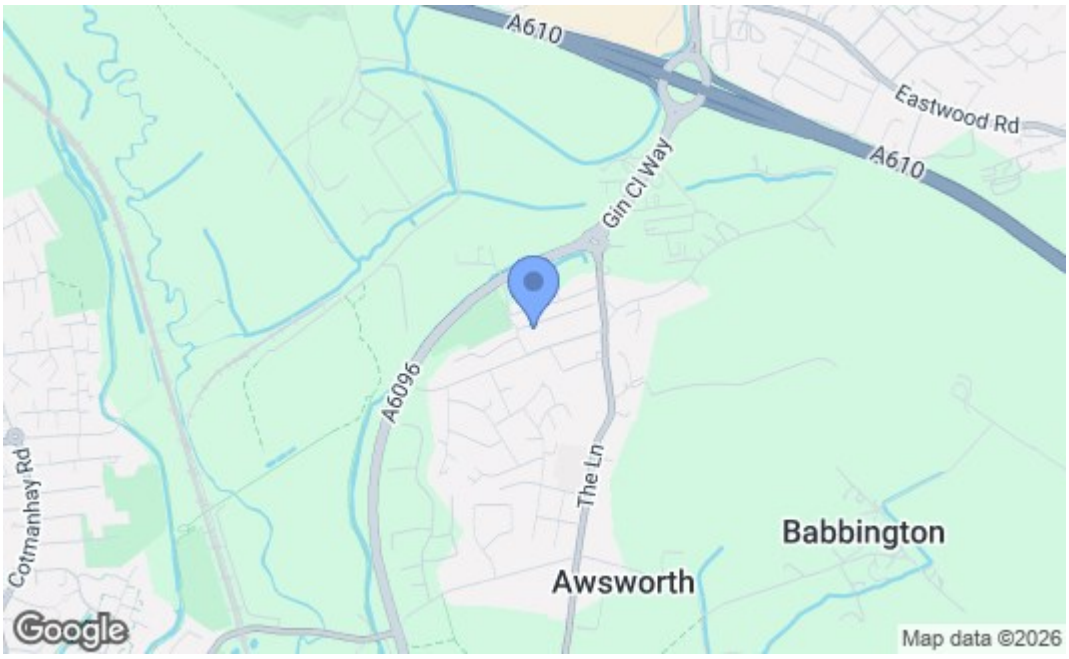


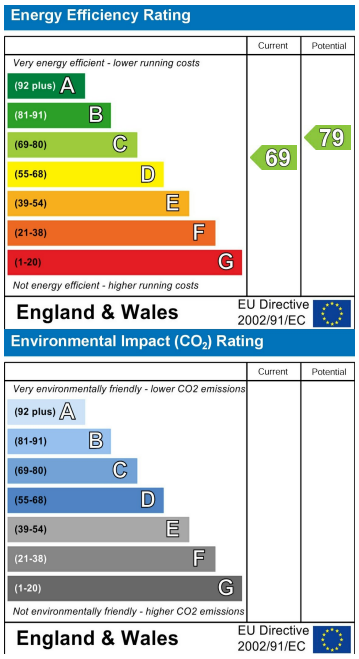

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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