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ESTATE AGENTS & SOLICITORS



22 Station Road  
Awworth NG16 2RF

£200,000



## 22 Station Road

Awsworth NG16 2RF

Situated in the charming village of Awsworth, this semi-detached family home offers generous off-road parking and a welcoming atmosphere. Inside, the property features an inviting entrance hallway, a spacious lounge, a formal dining room, and a modern, well-equipped fitted kitchen. Upstairs, you'll find three generously proportioned bedrooms along with a contemporary shower room.

Externally, the front of the property provides ample off-road parking, while the extensive rear garden is thoughtfully divided into two distinct areas. The first features a paved patio perfect for outdoor entertaining, complemented by a lush lawn bordered with stocked flower beds. A wooden gate leads into the second section of the garden, which includes a useful outbuilding, a wooden shed, and a greenhouse ideal for gardening enthusiasts.

The garden is enclosed by a fence boundary, providing privacy and a safe space for family activities.

Awsworth is a charming and friendly village nestled in the East Midlands, known for its community-oriented atmosphere and scenic surroundings. Surrounded by picturesque countryside, Awsworth offers a peaceful rural lifestyle while still being conveniently close to nearby towns and cities. The village boasts a variety of local amenities, including a shops, a pub, and schools, making it an ideal place for families and professionals alike. With its rich history and welcoming community, Awsworth provides a perfect blend of traditional village charm and modern convenience.





### Porch

5'6" x 3'5" (1.68m x 1.04m)

Handy porch with double glazed windows & door, wooden door into hallway.

### Entrance Hallway

Stairs to first floor, doors off, understairs cupboards, one housing consumer unit, radiator & carpet flooring.

### Lounge

12'9" x 11'6" (3.89m x 3.51m)

Stone fireplace & marble hearth housing gas fire, TV point, wall lights, feature beams, radiator, carpet flooring & double glazed bay window to the front elevation, archway leads to the dining room,



### Dining Room

8'11" x 8'7" (2.72m x 2.62m)

Carpet flooring, radiator, feature beams, & double glazed patio doors to the rear elevation onto patio.

### Fitted Kitchen

8'7" x 8'4" (2.62m x 2.54m)

Range of wall & base units in white gloss with granite worktop over, stainless steel one & half bowl sink with mixer tap & granite drainer, electric double oven & hob with granite splash back & extractor over, integrated fridge, freezer & washing machine, spot lights, over cabinet lights, plinth lights, granite floor tiles, double glazed window to the rear & double glazed door to the side.



### First Floor Landing

Carpeted stairs & landing, doors off, storage cupboard, double glazed window to side elevation, loft hatch with loft ladder, part boarded with combi boiler.

### Bedroom One

11'4" x 9'4" (3.45m x 2.84m)

Fitted wardrobes with overbed storage, drawers & shoe rack, TV point, radiator, carpet flooring & double glazed window to the rear elevation.





### Bedroom Two

10'6" x 9'3" (3.20m x 2.82m)

Fitted wardrobes, drawers & dressing table, TV point, radiator, carpet flooring & double glazed window to the front elevation.

### Bedroom Three

8'1" x 7'11" (2.46m x 2.41m)

Fitted wardrobes with overbed storage, TV point, radiator, carpet flooring & double glazed window to the rear elevation.



### Shower Room

6'8" x 5'4" (2.03m x 1.63m)

Modern shower room with walk in shower cubicle, PVC walls, mains feed shower with body jets, low flush WC, wash hand basin in vanity unit with storage cupboards, fully tiled walls, heated towel rail, granite floor tiles & frosted double glazed window to the side elevation.

### Outside

#### Front Garden

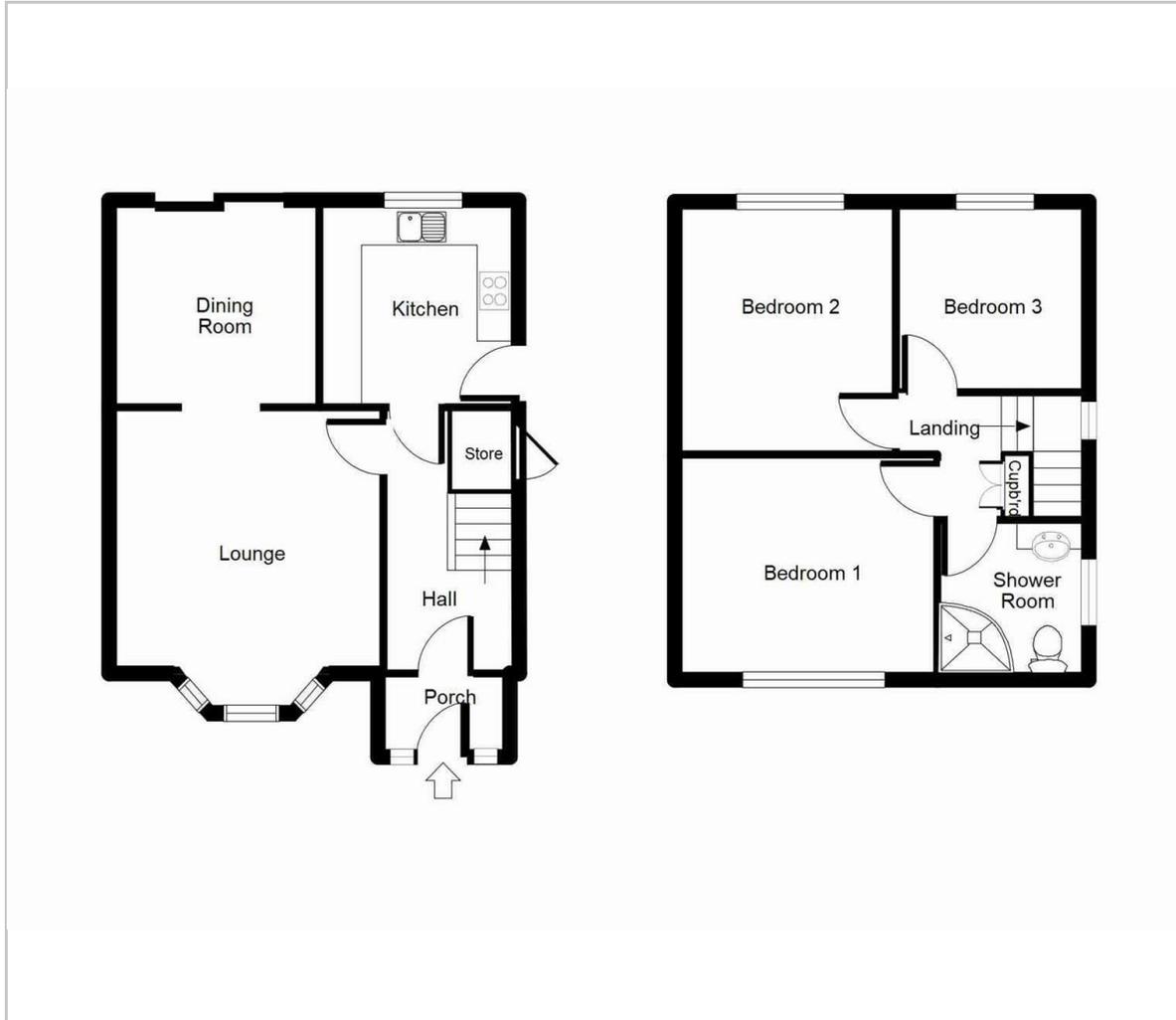
Block paved driveway for several cars, side gated access to rear, fence & hedge boundary.

#### Rear Garden

A beautifully garden featuring a paved patio area for outdoor entertaining, adjacent to a lush, lawn bordered by colorful, stocked flower beds. The boundary is defined by a tidy hedge and a sturdy fence, with a gate that leads into a secondary section of the garden. This area includes an original open-sided air raid shelter, which provides a unique and practical storage space. Additionally, there is a range of functional sheds offering ample storage solutions, all contributing to a charming and functional outdoor space.



## Floor Plan



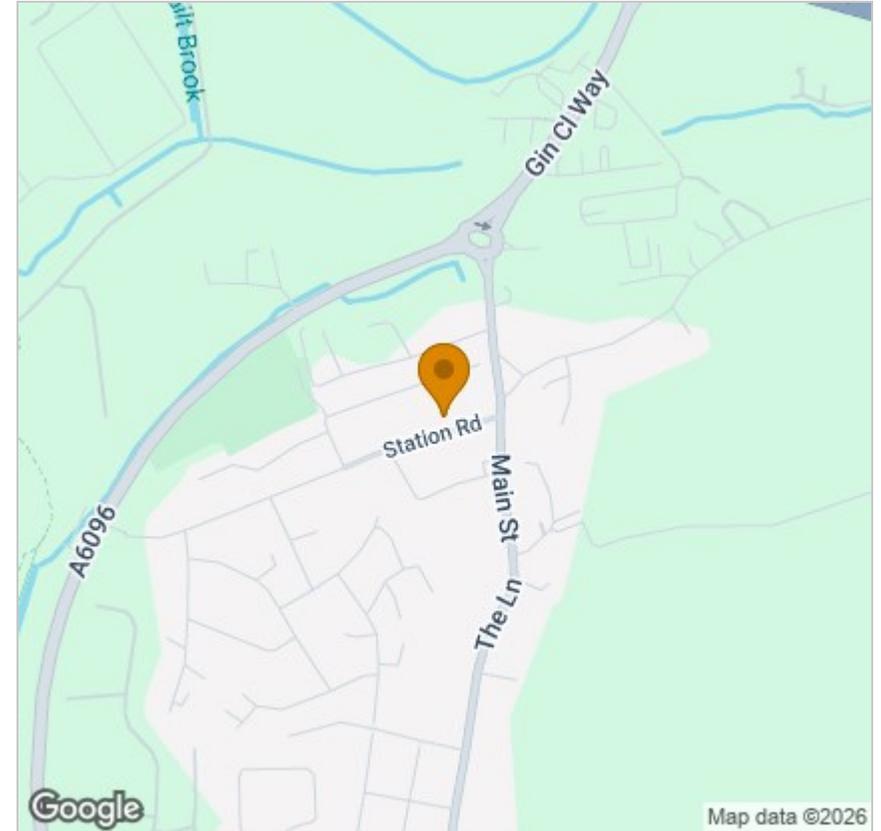
## Viewing

Please contact our Eastwood Office on 01773 535535 if you wish to arrange a viewing appointment for this property or require further information.

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2 Alexandra Street, Eastwood, Nottinghamshire, NG16 3BD  
 Tel: 01773 535535 Email: [property@charlesnewton.co.uk](mailto:property@charlesnewton.co.uk) [www.charlesnewton.co.uk](http://www.charlesnewton.co.uk)

## Area Map



## Energy Efficiency Graph

