



Main Street
Awsorth Nottingham

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Main Street Awsorth Nottingham NG16 2RL

for sale offers over
£180,000



Property Description

Located on Main Street in Awsorth, this well-presented and fully renovated home offers two reception rooms and a stylish, low-maintenance landscaped garden.

The ground floor comprises a lounge to the front with access through to a separate dining room, which benefits from French doors opening onto the rear garden and flows openly into the kitchen. The kitchen is fitted with a range of brand new wall and base units, integrated cooking appliances, dishwasher and space for further a fridge-freezer, with the added benefit of a fully-plumbed separate utility room with space for washing machine and tumble dryer and access to a ground floor WC.

To the first floor are two bedrooms and a new family bathroom fitted with vanity hand-wash basin and bath with Rainfall shower over.

Externally, the property features a gravelled frontage with gated side access. To the rear is a thoughtfully landscaped garden arranged over two tiers, with raised decking, gravelled areas, planted borders and a feature patio with an outdoor fireplace, ideal for entertaining.

Lounge

Entered via the front door from the front elevation, with a double glazed window to the front, wall mounted radiator, carpet flooring, and a door leading through to an under-stairs storage cupboard the dining room.

Dining Room

With vinyl flooring, wall mounted radiator and double glazed French doors opening to the rear garden. Open plan through to the kitchen.

Kitchen

Fitted with matching wall and base units, incorporating a gas hob, double oven, and extractor hood, copper splashback and sink with drainer. Tiled flooring, double glazed window to the side, and integral dishwasher. Open to the dining room.

Utility Room

Having a double glazed window to the side, stainless steel sink and drainer, base units, space and plumbing for a washing machine, alongside space for a tumble dryer, boiler, radiator, tiled splashback and tiled flooring.

WC / Cloakroom

Fitted with both a ceramic vanity WC and wash hand basin, tiled flooring and a double glazed opaque window to the side.



First Floor Landing

With carpet flooring and access to first floor accommodation, spotlights and new ladder to loft.

Bedroom One

A double room with a double glazed window to the front, wall mounted radiator, carpet flooring and built-in storage.

Bedroom Two

A double room with a double glazed window to the rear, wall mounted radiator and carpet flooring.

Bathroom

Comprising a bath with Rainfall shower over, ceramic WC and wash hand basin. Featuring a heated towel rail, spotlights, vinyl flooring and a double glazed opaque window to the rear.

Externals

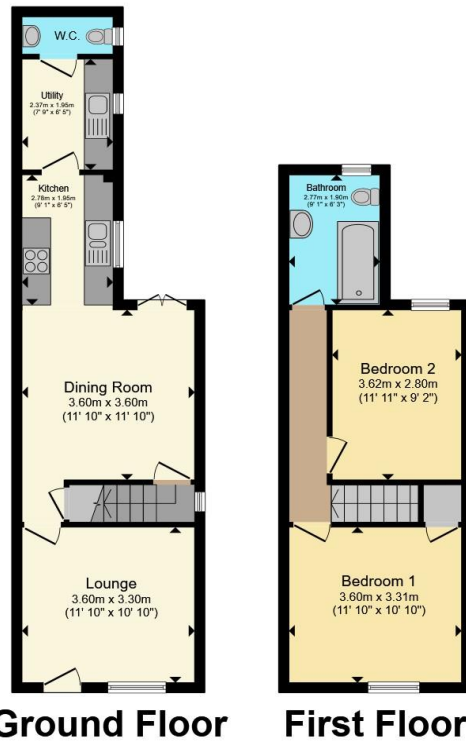
Front: The property features a recently installed composite entrance door with a security light to the side. The front garden is gravelled for ease of maintenance, with gated access leading through to the rear.

Rear Garden: The rear garden has been designed with low maintenance in mind and is arranged over two levels. A raised timber decking area provides an ideal space for seating and entertaining, complemented by well-kept planted beds and a concrete base for a shed. Steps lead up to a further patio area with an outdoor fireplace. Additional features include external lighting, power points, a water tap, and a rainwater butt. The garden is enclosed by modern timber fencing and mature hedging for added privacy.









Total floor area 74.4 m² (801 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Burchell Edwards on

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134 Nottingham Road Eastwood
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EPC Rating: E Council Tax
 Band: A

Tenure: Freehold

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