



16 Chesterman Close  
Awworth Nottingham NG16 2TB

£160,000



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## 16 Chesterman Close

Awsworth Nottingham NG16 2TB

Two bedroom end of terrace house located in the village setting of Awsworth with school & shops close by. Inside is a good size lounge/diner & fitted kitchen with two bedrooms & bathroom on the first floor. Outside is a lawned frontage with enclosed garden to rear & allocated parking space.

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.





### Entrance Hall

Doors to kitchen & lounge, under stairs cupboard plumbed for washing machine, laminate flooring & composite door to side elevation.

### Lounge

16'0" x 11'8" (4.88m x 3.56m)  
Stairs to first floor, coving to ceiling, TV point, laminate flooring & double glazed French doors & side windows with shutters to the front elevation.



### Kitchen

11'8" x 8'4" (3.56m x 2.54m)  
Wall, base & drawer units with laminate worktop over, ceramic sink & drainer with mixer tap, electric oven & gas hob with extractor over, space for fridge/freezer, space for dish washer, Ideal Combi boiler (2yrs old & serviced yearly), radiator, vinyl flooring, double glazed window & double glazed stable door to the rear elevation.

### First Floor Landing

Doors off, double glazed window to the side elevation & carpet flooring.

### Bedroom One

11'8" x 9'9" (3.56m x 2.97m)  
Double glazed window with shutters to front elevation, storage cupboard, radiator & carpet flooring.

### Bedroom Two

11'8" x 8'4" (3.56m x 2.54m)  
Double glazed window to the rear elevation, storage cupboard, radiator & carpet flooring.

### Bathroom

8'8" x 5'3" (2.64m x 1.60m)  
Three piece suite in white comprising WC, pedestal wash hand basin, panelled bath with mains shower over, storage cupboard, radiator, ceiling spotlights, extractor fan, laminate flooring & access to the attic.

### Outside

#### Frontage

Lawn front with paved pathway & steps to the side.

#### Rear Garden

Paved patio area, pathway with steps, lawn areas & fence boundary.

#### Allocated Parking Space

There is a allocated parking space to the rear of the property.



## 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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## Area Map



## Energy Efficiency Graph

