

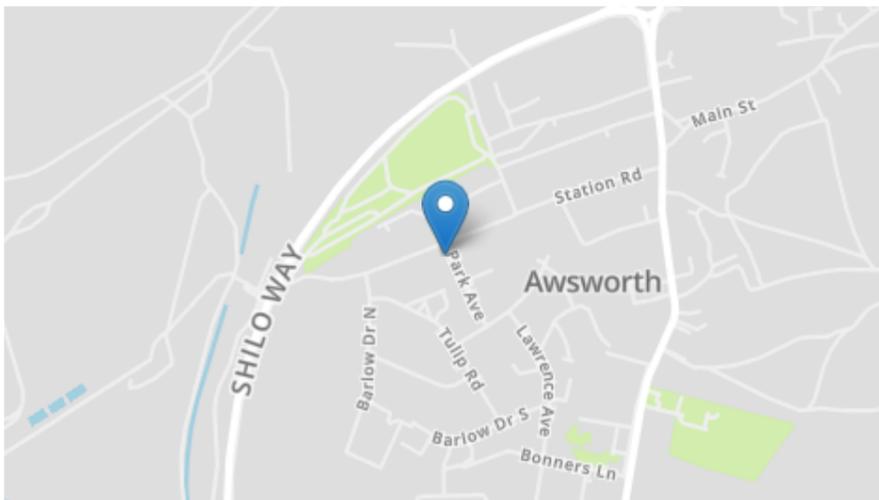
Park Hill, Awsworth, NG16 2RB

Guide Price £300,000

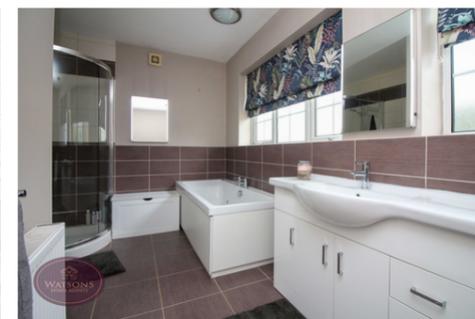


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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		82
(81-91)	B		
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



want to view?
 Call us on 0115 938 5577
 Our lines are open 8am - 8pm
 7 Days a week
 or email
 mail@watsons-residential.co.uk
 Ref - 26008973

Our Seller says....

- Detached Bungalow
- 2 Double Bedrooms
- Converted Attic Room
- 2 Reception Rooms
- Driveway
- Corner Plot with Gardens to Both Sides
- Rural Village Location
- Viewing Recommended
- Recently Refurbished Throughout

Important note to buyers: As the selling agents for the property described in this brochure we have taken all reasonable steps to ensure our property particulars are fair, accurate, reliable and reproduced in good faith however they do not form part of any offer or contract and do not constitute representations of fact. If you become aware that any information provided to you is inaccurate please contact our office as soon as possible so we can make the necessary amendments. All measurements are provided as a general guide and floor plans are for illustration purposes only. Appliances, equipment and services in the property have not been tested by us and we recommend all prospective buyers instruct their own service reports or surveys prior to exchanging contracts.



40 Main Street, Kimberley, NG16 2LY
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*** GUIDE PRICE £300,000 - £325,000 *** COUNTRYSIDE WALKS ON YOUR DOORSTEP! *** This 2 bedroom detached bungalow is situated at the bottom of Park Hill in the village of Awsworth, close to countryside walks. The deceptively spacious accommodation comprises in brief, entrance porch/utility room, entrance hall, lounge, recently re fitted kitchen, dining room, two double bedrooms and a spacious bathroom fitted with a 4 piece suite. Outside, the property sits on a corner plot with well maintained gardens & patio areas to three sides. To the front of the property, a block paved driveway provides ample off road parking and is enclosed by double wooden gates. Awsworth is a popular location, with schools, shops and bus stops all within walking distance. Ilkeston Town centre is just a short drive away and offers a wider range of amenities including a train station with services to Nottingham City Centre, amongst many other destinations. For more information or to secure a viewing appointment, call our team.

Ground Floor

Entrance Porch/Utility Room

UPVC double glazed window & entrance door, uPVC double glazed windows to the side & rear. A range of matching base units with Quartz work surfaces. Tiled flooring, plumbing for washing machine, radiator and door to the entrance hall.

Entrance Hall

Radiator, stairs to the attic room and doors to the lounge, both bedrooms, bathroom & kitchen.

Lounge

4.98m (5.43m max) x 4.91m (16' 4" x 16' 1") 2 uPVC double glazed bay windows to the side, 2 radiators, feature fireplace with solid wood surround and inset space for multi fuel burner style fire.

Kitchen

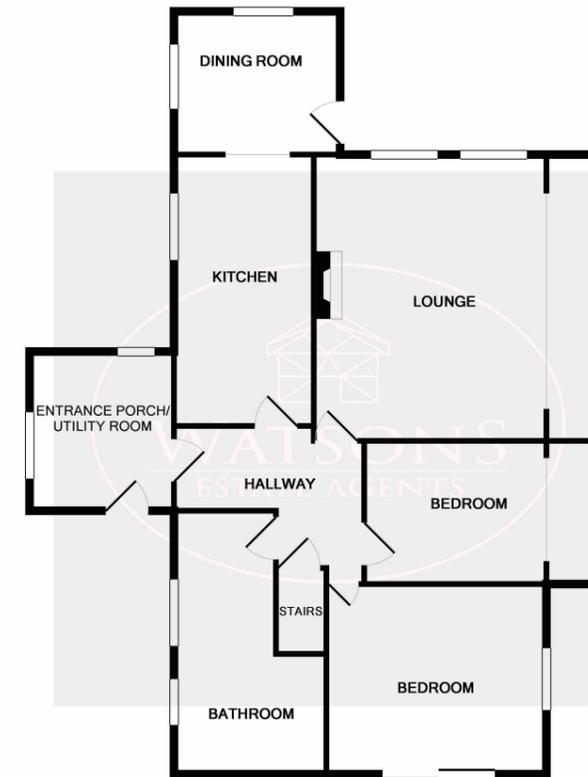
4.75m x 2.45m (15' 7" x 8' 0") A range of matching wall & base units, Quartz work surfaces incorporating a one & a quarter sink & drainer unit with flexi tap. Integrated appliances to include: waist height tilt & slide electric oven, 5 ring gas hob with extractor over and full height fridge freezer. Plumbing for dishwasher, uPVC double glazed window to the front, tiled flooring and door to the dining room.

Dining Room

2.93m x 2.49m (9' 7" x 8' 2") UPVC double glazed window to the front & side, tiled flooring, radiator and door to the garden.

Bedroom 1

3.83m x 3.44m (12' 7" x 11' 3") UPVC double glazed window to the rear, wood effect laminate flooring, radiator and sliding patio doors to the side.



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Bedroom 2

4.26m x 2.48m (14' 0" x 8' 2") UPVC double glazed windows to the rear & side, wood effect laminate flooring and radiator.

Bathroom

4 piece suite in white comprising of bath, double vanity sink unit, WC & corner shower cubical. 2 uPVC double glazed windows to the front, fitted light mirrors, radiator and tiled flooring.

First Floor

Attic

6.1m x 2.77m (20' 0" x 9' 1") Wood effect laminate flooring, uPVC double glazed window to the rear and integrated storage space.

Outside

The property sits on a corner plot with gardens to both sides. To the left elevation there is a well tended lawn with plant, shrub & hedge borders. To the right elevation there is a low maintenance garden comprising of a decking and patio area enclosed by timber fencing. The open field adjacent gives this outdoor space a sense of seclusion & privacy. A picket fence & gate leads to a further garden area with a lawn and gated access to the front. To the front of the property, a block paved driveway provides ample off road parking and is enclosed by double wooden gates.