

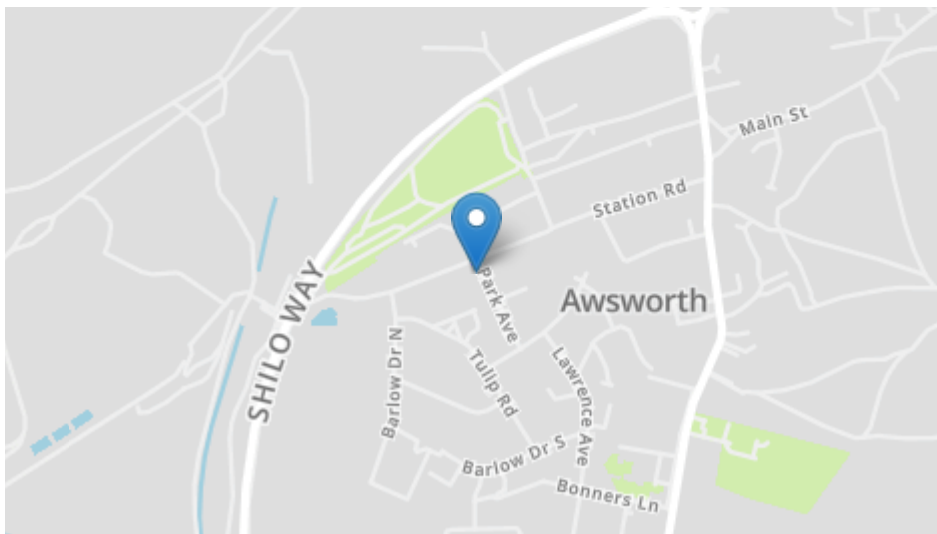
Park Hill, Awsworth, NG16 2RB

Guide Price £250,000



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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](mailto:mail@watsons-residential.co.uk)

Ref - 28966224



Our Seller says....

- Semi Detached Family Home
- 2 Bedrooms Plus Loft Room
- 2 Reception Rooms
- Downstairs Shower Room & First Floor Bathroom
- Downstairs WC & Utility Room
- Bar Room
- Off Road Parking
- Popular Residential Location
- Corner Plot

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.



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\*\*\* GUIDE PRICE £250,000 - £260,000 \*\*\* 'PARK' YOURSELF IN YOUR NEW HOME \*\*\* Something a bit special in Awsworth! An extended and beautifully presented two/three bedroom home, with two good sized reception rooms, a bar room, utility, downstairs WC, and sitting on a corner plot. Briefly comprising; entrance hallway, dining room, lounge, bar room, inner hallway, breakfast kitchen, downstairs WC, utility room, shower room. To the first floor, two good sized bedrooms, and bathroom. To the second floor, loft room. Outside, private garden to the front, whilst to the rear is a further garden, and driveway. Located in walking distance to the village centre, nearby amenities include shops, and surrounding countryside walks. The nearby towns of Ilkeston and Kimberley are close by, along with the Giltbrook retail park, the A610, and M1 at J26. Contact Watsons to arrange a viewing.

Ground Floor

Entrance Hall

Entrance door to the front, stairs to the first floor and door to the dining room.

Dining Room

4.79m x 4.02m (15' 9" x 13' 2") UPVC double glazed window to the front, wood effect laminate flooring and door to the breakfast kitchen.

Breakfast Kitchen

4.02m x 2.69m (13' 2" x 8' 10") A range of matching high gloss wall & base units, work surfaces incorporating an inset sink & drainer unit. Integrated double electric oven & gas hob with extractor over, ceiling spotlights, radiator, feature lights, wood effect laminate flooring, uPVC double glazed window to the rear, breakfast bar and door to the inner hall. Open to the utility room.

Utility Room

UPVC double glazed window to the side, a range of matching wall & base unit and plumbing for washing machine.

Inner Hall

Doors to the WC, storage cupboard and lounge.

WC

Obscured uPVC double glazed window to the rear, WC, pedestal sink unit.

Lounge

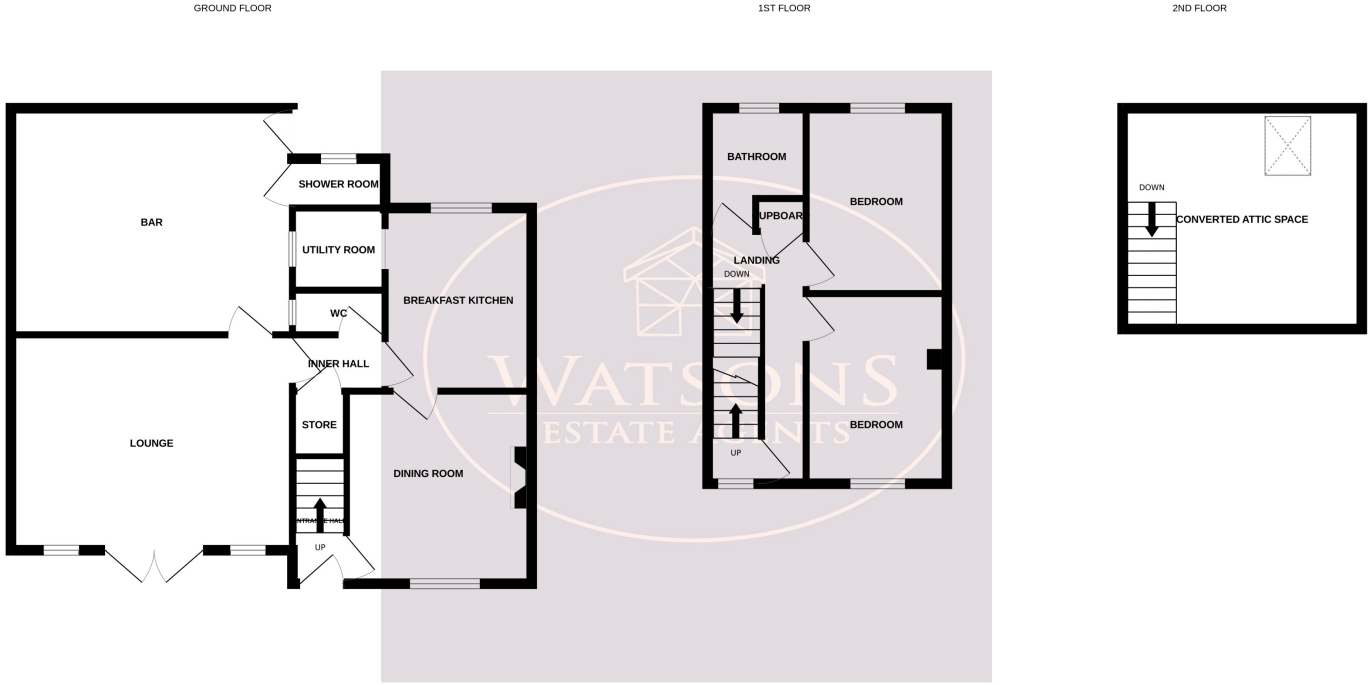
3.92m x 3.69m (12' 10" x 12' 1") UPVC double glazed French doors to the front, feature fire place, radiator and door to the indoor bar.

Bar

4.94m x 4.73m (16' 2" x 15' 6") Door to the rear garden and door to the Shower Room

Shower Room

Obscured uPVC double glazed window to the rear and shower cubicle. Radiator.



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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First Floor

Landing

UPVC double glazed window to the front, airing cupboard, stairs to the attic room, ceiling spotlights and doors to both bedroom and bathroom.

Bedroom 1

3.64m x 2.93m (11' 11" x 9' 7") UPVC double glazed window to the front and radiator.

Bedroom 2

3.99m x 2.74m (13' 1" x 9' 0") UPVC double glazed window to the rear and radiator.

Bathroom

3 piece suite in white comprising WC, vanity sink unit and bath with shower over. Obscured uPVC double glazed window to the rear and heated towel rail.

Second Floor

Loft Room

4.69m x 4.23m (15' 5" x 13' 11") Velux window, wardrobe and radiator. Eaves storage.

Outside

To the front of the property is a turfed lawn with flower bed borders. To the side of the property is a concrete driveway providing secure off road parking with double wrought iron gates to the front. The Rear garden comprises a paved patio seating area, turfed lawn and flower bed borders with a range of plants & shrubs.