

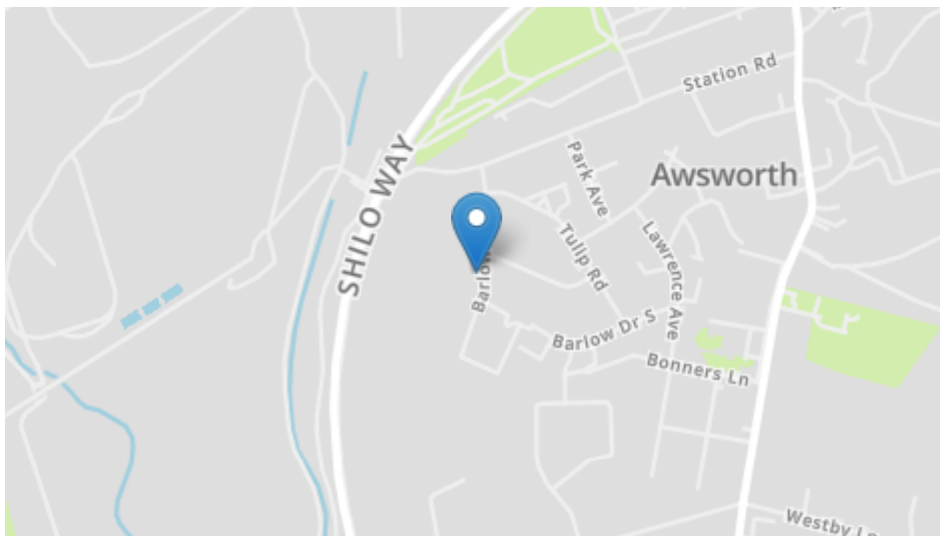
2 Barlow Drive North, Awsworth, Nottingham, NG16 2RQ

Offers Over £230,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		86
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	66	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



- Extended Detached Family Home
- 2 DOUBLE Bedrooms
- Open Plan Lounge Diner
- Modern Dining Kitchen
- Ample Off Road Parking & Detached Garage
- West Facing Low Maintenance Rear garden
- Popular Residential Location
- Ease of Access to A610 & M1

Our Seller says....

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 - 27756317

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  
 www.watsons-residential.co.uk

0115 938 5577  
 8am-8pm - 7days



**\*\*\* DOWN-SIZE IN STYLE \*\*\*** Discover this 2 detached bungalow which has been EXTENDED to provide good space. Nestled in the popular village of Awsworth, presented to a high standard and with a west-facing low maintenance rear, this makes for a great FOREVER HOME. In brief, the accommodation comprises: entrance hall, dining kitchen, lounge, double bedrooms and bathroom. Outside, there is a lawn to the front and artificial lawn to the rear for easy maintenance, whilst the concrete driveway alongside and garage provide good off street parking. There are some shops, a post office, school and micropub in the village within walking distance, but the neighbouring towns of Kimberley, Eastwood and Ilkeston have a wealth of further shops & amenities. There is also easy access to the A610 & M1 motorway. Call our sales team now to arrange a viewing.

### Entrance Hall

UPVC double glazed door to the front, tiled flooring, built in storage cupboard, cloakroom, radiator and door to the dining kitchen. Door to the inner hall.

### Kitchen

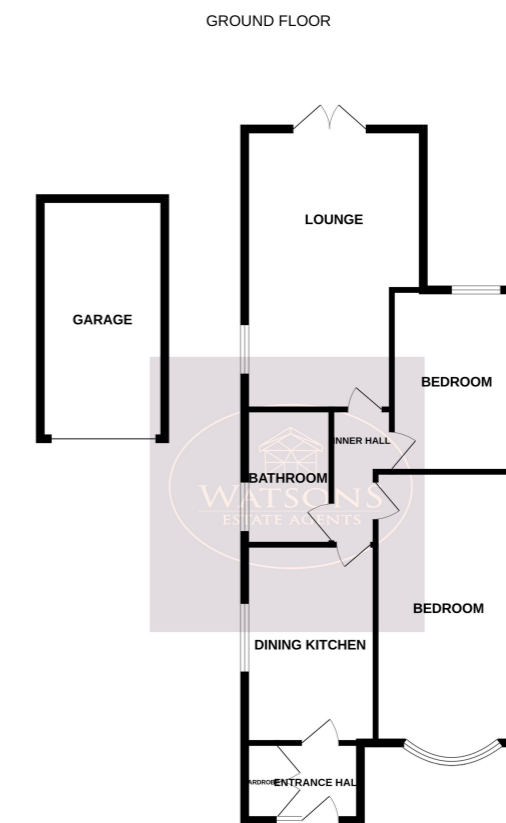
4.25m x 2.58m (13' 11" x 8' 6") A range of matching high gloss wall & base units, work surfaces incorporating an inset one & a half bowl stainless steel sink & drainer unit. Integrated electric oven & gas hob with with extractor over and dishwasher. Plumbing for washing machine, integrated combination boiler, ceiling spotlights, radiator and door to the inner hall.

### Inner Hall

Doors to all rooms.

### Lounge Diner

5.84m x 3.89m (19' 2" x 12' 9") UPVC double glazed window to the side, 3 radiators, solid oak flooring and French doors to the rear garden.



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.  
Made with Metropix (2024)

### Bedroom 1

5.33m x 3.66m (17' 6" x 12' 0") UPVC double glazed window to the front, a range of fitted furniture and radiator.

### Bedroom 2

3.68m x 2.81m (12' 1" x 9' 3") UPVC double glazed window to the rear, wood effect laminate flooring and radiator.

### Bathroom

3 piece suite in white comprising concealed cistern WC, vanity sink unit and bath with shower over. Chrome heated towel rail, ceiling spotlights and obscured uPVC double glazed window to the side.

### Outside

To the front of the property is block paving. Running alongside the property, a block paved driveway provides ample off road parking leading to the detached garage with up & over door and power. The West facing, low maintenance rear garden comprises a paved patio, timber decking seating area, artificial lawn and is enclosed by timber fencing to the perimeter with gated access to the side.