

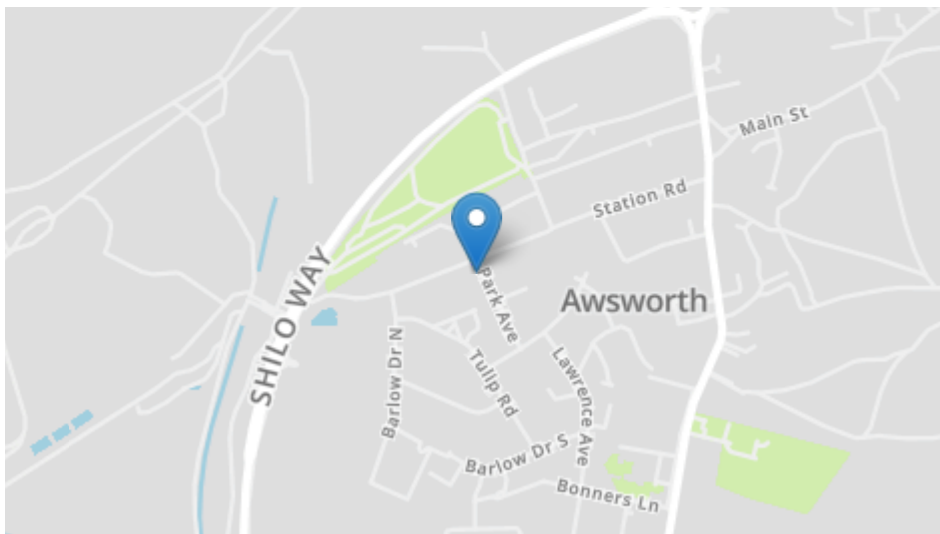
Park Hill, Awsworth, NG16 2RB

£260,000



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want to view?

Call us on 0115 938 5577

Our lines are open 8am - 8pm

7 Days a week

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mail@watsons-residential.co.uk

Ref - 30121524



- Detached Bungalow
- 3 Bedrooms
- Generous Lounge
- Gardens To 3 Sides
- South Facing Rear Garden
- Off Road Parking & Garage
- Corner Plot
- In Need of Modernisation
- No Upward Chain

Our Seller says....

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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*** PUT YOUR MARK ON YOUR FOREVER HOME *** Located on a fabulous corner plot with wrap around gardens, this detached bungalow offers brilliant scope to make this property your own. In need of general modernisation throughout, features include three bedrooms, a utility, a generous lounge, off road parking, and garage. Briefly comprising; entrance hallway, dining kitchen, utility room, lounge, three bedrooms, and bathroom. Outside, the property sits on a superb plot with wrap around gardens, a garage and workshop. Located in the popular village of Awsworth, nearby amenities include a shopping precinct in the village, the Ikea retail park, the surrounding towns of Kimberley, Ilkeston and Eastwood, and excellent transport links. Contact Watsons to arrange a viewing.

Entrance Hall

UPVC double glazed entrance door to the front, access to the attic, radiator and doors to all rooms.

Lounge

4.95m x 3.92m (16' 3" x 12' 10") UPVC double glazed window to the rear, radiator, feature fire place with inset electric fire.

Dining Kitchen

4.74m x 2.48m (15' 7" x 8' 2") A range of matching wall & base units, work surfaces incorporating an inset sink & drainer unit. Space for cooker, tiled floor, doors to the cupboard, radiator and uPVC double glazed window to the rear. Door to the utility room.

Utility Room

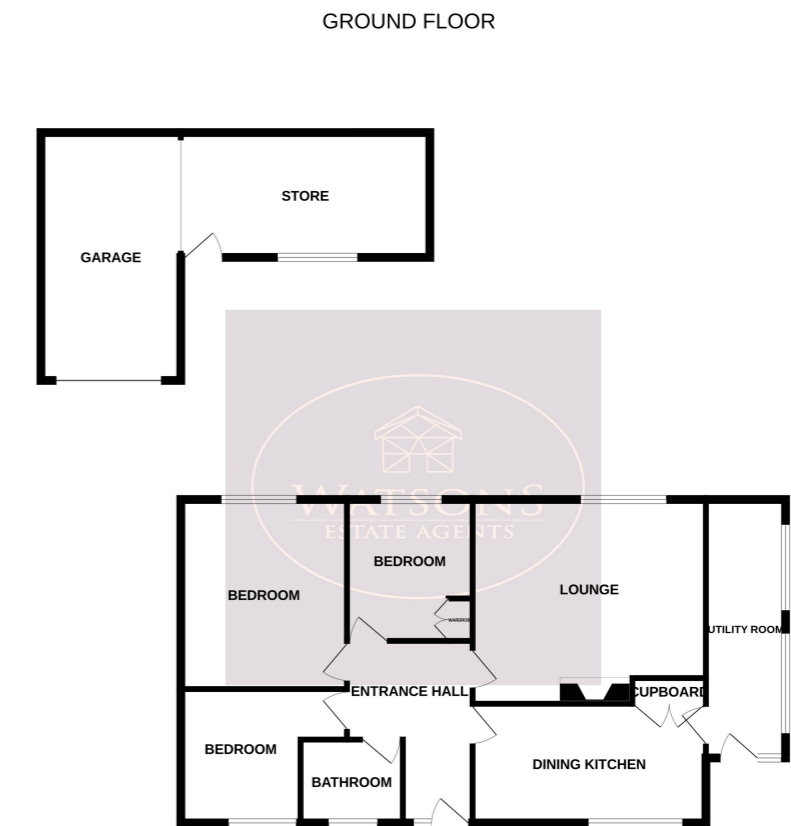
5.42m x 1.84m (17' 9" x 6' 0") 2 UPVC double glazed windows to the side. Plumbing for washing machine, dishwasher and tumble dryer. Tiled flooring. UPVC double glazed door to the front.

Bedroom 1

3.91m x 3.47m (12' 10" x 11' 5") UPVC double glazed window to the front, radiator and wood effect laminate flooring.

Bedroom 2

3.51m x 2.76m (11' 6" x 9' 1") UPVC double glazed window to the front and 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 for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their quality or efficiency can be given.
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Bedroom 3

2.94m x 2.43m (9' 8" x 8' 0") UPVC double glazed window to the front, wood effect laminate flooring, radiator and a range of fitted furniture.

Bathroom

3 piece suite in white comprising WC, pedestal sink unit and bath with electric shower over. Obscured uPVC double glazed window to the front and radiator.

Outside

To the front of the property are gravel beds with a range of mature plants & shrubs. A tarmac driveway provides ample off road parking leading to the detached garage with up & over door, power and access to the storage room with uPVC double glazed window to the front. The front garden is enclosed by stone wall & hedge to the perimeter. The side garden comprises a paved patio and gravel beds, steps down to further gravel beds with a range of mature plants & shrubs and feature pond. The South facing rear garden comprises a paved patio seating area. The gardens are enclosed by wall, hedge and timber fencing to the perimeter.

Agents Note

The seller has provided us with the following information: the boiler is located in the utility room and is approximate 4 years old and was last serviced in 2025.