

Park Hill, Awsworth, NG16 2RD

Offers Over £190,000



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		87
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



- Extended Semi Detached Family Home
- 3 Bedrooms
- 2 Reception Rooms
- Driveway
- South West Facing Rear Garden
- Excellent Road & Public Transport Links
- Short Drive Drive Kimberley Town Centre
- Ideal First Home
- Fully Renovated

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 - 28269468

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



*** 'PARK LIFE' *** A well presented and extended three bedroom semi-detached property located in the popular village of Awsworth. Benefiting from two reception rooms, off road parking, and a south-west facing rear garden. Briefly comprising; entrance hallway, lounge, kitchen, dining room. To the first floor, three bedrooms including a generous primary room and bathroom. Outside, to the front is a driveway and useful car port, and to the rear is a privately enclosed south-west facing garden. Located in the popular village of Awsworth, the property lies within easy reach of the village centre. The Giltbrook retail park is a short drive away, along with the surrounding town of Eastwood, Ilkeston and Kimberley. Nearby road links provide easy access to Nottingham and beyond. Contact Watsons to arrange a viewing.

Ground Floor

Entrance Hall

Entrance door to the side, radiator, stairs to the first floor and doors to the lounge & kitchen.

Lounge

4.32m x 3.78m (14' 2" x 12' 5") UPVC double glazed bay window to the front, radiator, feature ceiling beams, fire place with inset space for fire. Archway through to the storage area.

Kitchen

4.02m x 3.96m (13' 2" x 13' 0") A range of matching wall & base units, work surfaces incorporating an inset sink & drainer unit. Integrated appliances to include: waist height electric oven, induction hob with extractor over. Plumbing for washing machine, tiled flooring, feature ceiling beams. UPVC double glazed window to the rear and radiator. Open to the dining area.

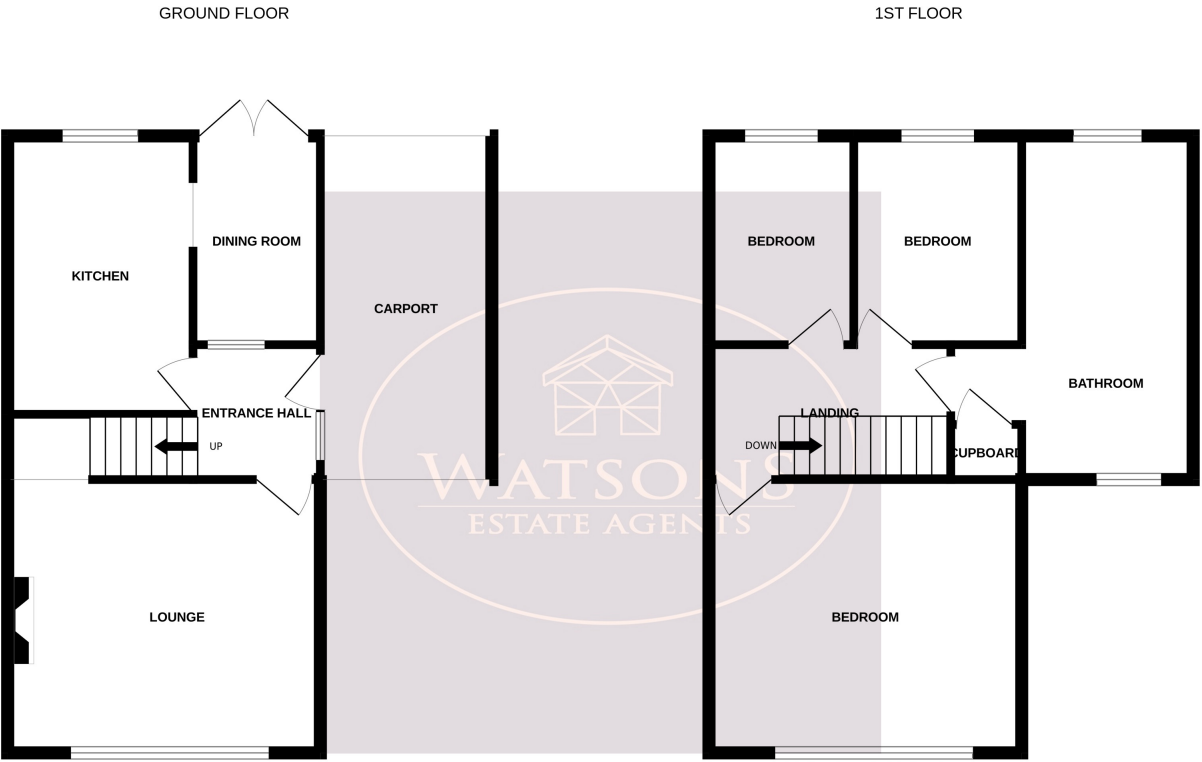
Dining Room

3.12m x 1.8m (10' 3" x 5' 11") Radiator, tiled flooring, feature window and French doors to the rear garden.

First Floor

Landing

Airing cupboard housing the hot water tank, access to the attic (fully boarded) and doors to all bedrooms and bathroom.



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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Bedroom 1

4.32m x 3.99m (14' 2" x 13' 1") UPVC double glazed window to the front, storage cupboard and radiator.

Bedroom 2

3.08m x 2.41m (10' 1" x 7' 11") UPVC double glazed window to the rear and radiator.

Bedroom 3

3.06m x 1.88m (10' 0" x 6' 2") UPVC double glazed window to the rear and radiator.

Bathroom

4 piece suite in white comprising WC, vanity sink unit, corner bath and shower cubicle. Obscured uPVC double glazed windows to the front and radiator.

Outside

To the front of the property, a tarmacadam driveway provides ample off road parking, leading to double wooden gates. The front is palisaded by decorative wall. The South West facing rear garden comprises a paved patio seating area, turfed lawn, timber built shed and is enclosed by wall and timber fencing to the perimeter with gated access to the side.