

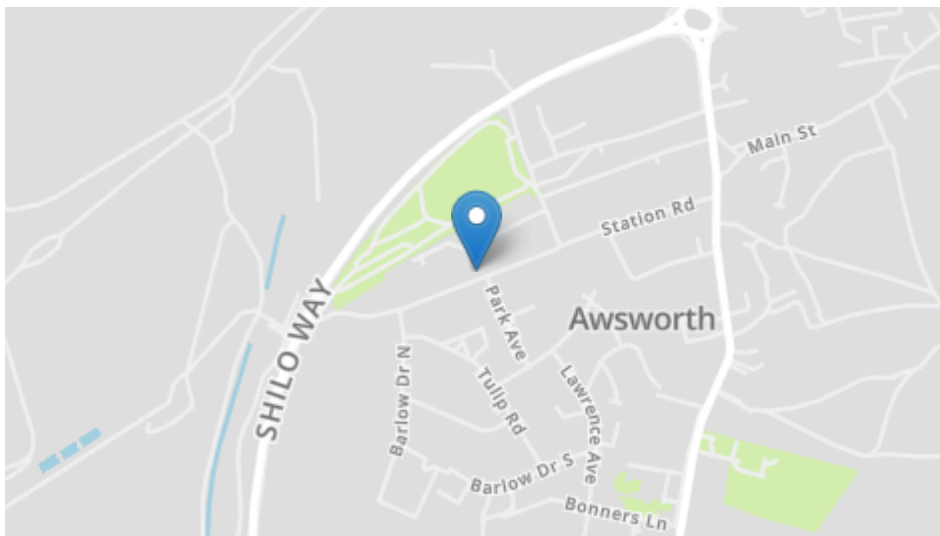
Park Hill, Awsworth, NG16 2RD

Offers Over £450,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		<b>95</b>
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>65</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	



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 mail@watsons-residential.co.uk  
 Ref - 27240770

- 19th Century Period Property
- Structurally Detached\*
- 4 Spacious Bedrooms
- En Suite To Primary Bedroom & Family Bathroom
- Multiple Reception Rooms
- Downstairs WE & Utility Room
- Generous Private Garden
- Viewing Highly Recommended

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  
 www.watsons-residential.co.uk

0115 938 5577  
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\*\*\* WATSONS are delighted to present this 19th century family home of distinction. Nestled at the end of Park Hill, the position also offers seclusion, with a private rear garden, yet is also just a short drive from a range of shops, amenities and road links. The substantial accommodation has an unusual layout (see floor plan tab) and is very functional and versatile - in brief, comprising: entrance hallway, dining room, breakfast kitchen, utility room, 2 family rooms, study, lounge, downstairs wc and conservatory. Upstairs, the landing leads to the 4 spacious bedrooms (with en suite to primary) and the family bathroom. The plot also provides generous garden space which is ideal for families, as well as ample secure off street parking. A modern cctv system covering the perimeter provides security and peace of mind. We challenge you to find another family home of this calibre in the price bracket.

#### Entrance Hall

Composite entrance door to the front with uPVC double glazed windows to both sides, stairs to first floor, radiator. Doors to breakfast kitchen and dining room.

#### Breakfast Kitchen

5.84m x 5.31m (19' 2" x 17' 5") A range matching of contemporary wall & base units, granite work surfaces incorporating a one and a half bowl sink & drainer unit. Integrated dishwasher and fridge, space for Range cooker with extractor hood over. Central island also with granite work surface providing further useful cupboard space & breakfast bar. Under stairs storage cupboard, wood effect laminate flooring, uPVC double glazed window to the front, radiator. Door to cloakroom/walk in pantry with radiator. Doors to utility room and family room.

#### Lounge

4.4m x 3.5m (14' 5" x 11' 6") 2 x uPVC double glazed French doors leading to the garden, feature ceiling beams, wood effect laminate flooring, radiator.

#### Dining Room

3.95m x 3.70m (13' 0" x 12' 2") UPVC double glazed bay window to the front, feature ceiling beams, radiator.

#### Utility Room

5.17m x 3.0m (17' 0" x 9' 10") A range of matching wall & base units, work surfaces incorporating a one and a half bowl stainless steel sink and drainer unit, plumbing for washing machine. Wall mounted combination boiler, wood effect laminate flooring, radiator. UPVC double glazed window to the rear. Door to family room and door to the rear leading to the patio.

#### Family Room

5.17m x 3.0m (17' 0" x 9' 10") UPVC double glazed window to the front, wood effect laminate flooring, radiator.

#### Family Room

3.2m x 2.0m (10' 6" x 6' 7") Wood effect laminate flooring, radiator. Open plan to conservatory.

#### Conservatory

2.95m x 1.83m (9' 8" x 6' 0") UPVC double glazing with apex roof and French doors leading out to the rear garden.

#### Study

2.0m x 2.0m (6' 7" x 6' 7") Wood effect laminate flooring, radiator.

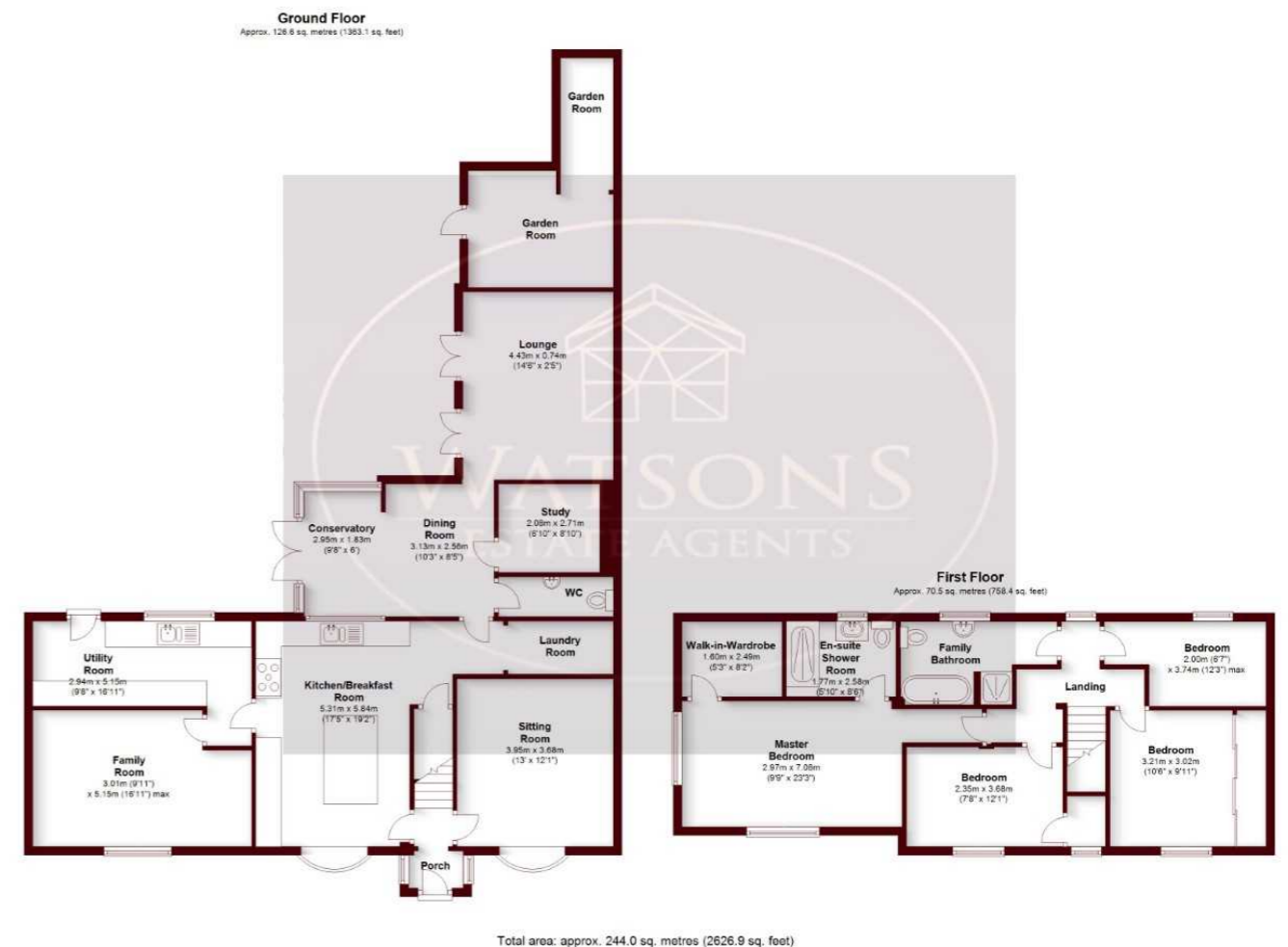
#### Downstairs WC

WC, suspended sink, wood effect laminate flooring, radiator.

#### First Floor

##### Landing

Doors to all bedrooms and bathroom.



#### Bedroom 1

5.24m x 2.97m (17' 2" x 9' 9") UPVC double glazed window to the front and side, walk in wardrobe, tv point, radiator door to en suite.

#### En Suite

2.64m x 1.3m (8' 8" x 4' 3") 3 piece suite in white comprising WC, vanity sink unit and walk in cubicle with rainfall effect shower. Chrome heated towel rail, ceiling spotlights, extractor over.

#### Bedroom 2

3.73m x 3.4m (12' 3" x 11' 2") Built in wardrobe/storage cupboard, uPVC double glazed window to the front, radiator.

#### Bedroom 3

3.69m x 2.4m (12' 1" x 7' 10") Sliding door wardrobes, uPVC double glazed window to the front, access to the attic (fully board with drop down ladder), radiator.

#### Bedroom 4

3.74m x 2.0m (12' 3" x 6' 7") UPVC double glazed window to the rear, radiator.

#### Bathroom

3.72m x 1.3m (12' 2" x 4' 3") 4 piece suite in white comprising WC, pedestal sink unit, rolled top freestanding bath and shower cubicle. Ceiling spotlights, chrome heated towel rail, obscured uPVC double glazed window to the rear.

#### Outside

To the rear of the property is a raised Indian stone paved patio area which leads down to a lawned area. Various covered pergolas and a further timber decking, plum slate flower beds and mature trees. Timber built shed, outside tap & light. A block paved driveway provides off road parking. The perimeter of the garden is secured by hedge and timber fencing to the perimeter and double wooden gates secure the driveway and garden.

#### Agent's Note

\* The year of build has been verified to be 1891 which is older than the partly adjoining property. Whilst partly linked at the gable end, we believe the properties to be structurally detached, however, we are unable to verify this and recommend any buyer conducts further enquiries for confirmation.