

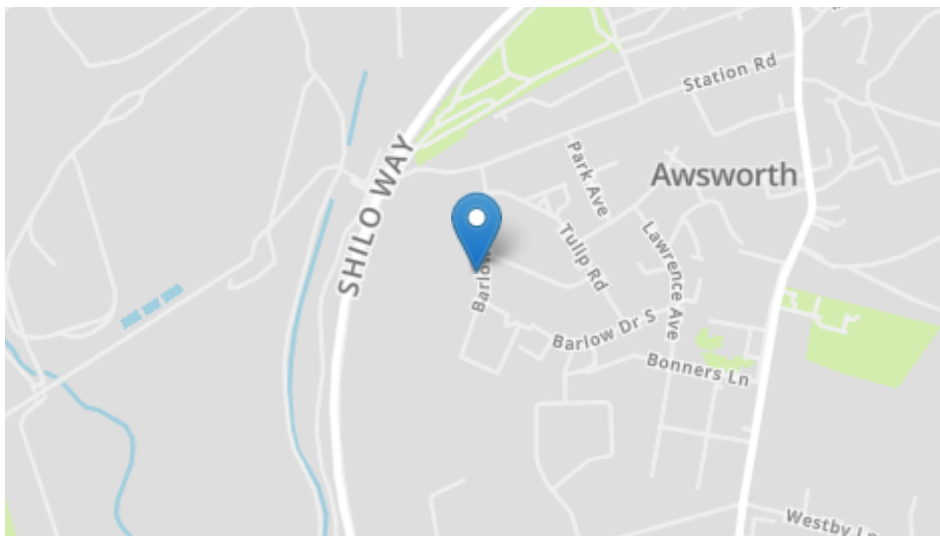
Barlow Drive North, Awsworth, NG16 2RQ

£230,000

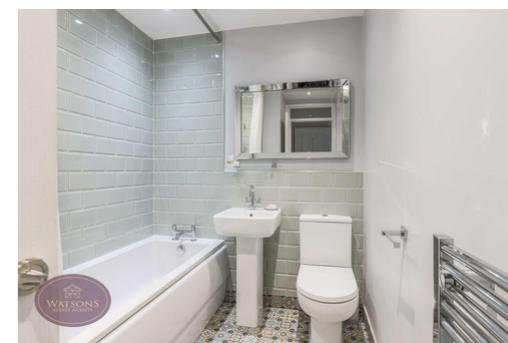


Barlow Drive North, Awsworth, NG16 2RQ

£230,000



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		87
(69-80)	C		
(55-68)	D	70	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Our Seller says....

- Detached Bungalow
- 3 Bedrooms
- Newly Fitted Bathroom & Kitchen
- Driveway
- Private Rear Garden
- Short Drive To Kimberley Town Centre
- Popular Residential Location
- Ease of Access to A610

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 - 27222054

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



*** ALL THE HARD WORK DONE! *** This bungalow is a credit to the current owners having renovated the property top to bottom. If you're looking for a home with no work needed - look no further! Accommodation in brief comprises; modern open plan dining kitchen, light & airy lounge, modern bathroom and three bedrooms. Externally the property boasts a front garden, gated driveway and both a good size & private rear garden. Barlow Drive North is located within the quaint village of Awsworth giving easy access to both Ilkeston & Kimberley Town Centres, as well as key road and transport links including Ilkeston Train station, the A6002 and A610 which leads to junction 26 of the M1 motorway. We HIGHLY RECOMMEND a viewing, call our team today!

Kitchen

6.44m x 2.48m (21' 2" x 8' 2") A range of matching wall & base units, work surfaces incorporating an inset porcelain sink & drainer unit. Space for cooker, plumbing for washing machine. 2 uPVC double glazed windows to the side, uPVC double glazed window to the front, tiled flooring. Composite entrance door to the side and door to the inner hall and lounge.

Lounge

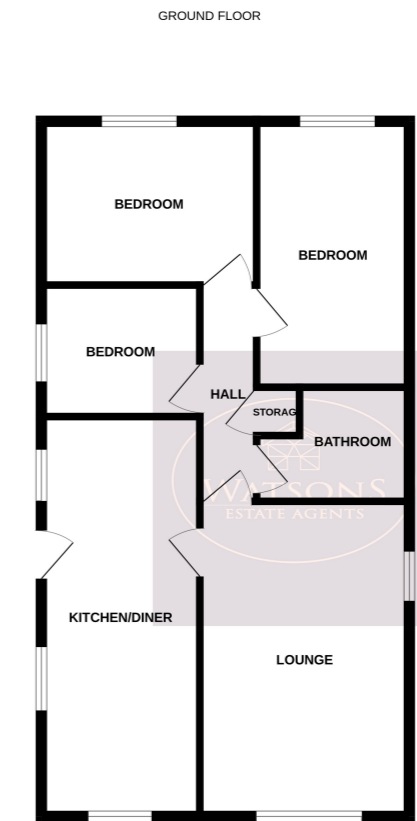
4.98m x 3.34m (16' 4" x 10' 11") UPVC double glazed bay window to the front, uPVC double glazed window to the side, radiator, stone fire place with inset space for gas fire.

Inner Hall

Doors to all bedrooms, bathroom and storage cupboard housing the Baxi boiler.

Bedroom 1

4.19m x 2.44m (13' 9" x 8' 0") UPVC double glazed window to the rear 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 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 2

3.38m x 2.48m (11' 1" x 8' 2") UPVC double glazed window to the rear and radiator.

Bedroom 3

2.46m x 2.04m (8' 1" x 6' 8") UPVC double glazed window to the side, fitted wardrobe and radiator.

Bathroom

2.42m x 1.81m (7' 11" x 5' 11") 3 piece suite in white comprising WC, pedestal sink unit and bath with mains fed shower over. Chrome heated towel rail and extractor fan.

Outside

To the front of the property is a turfed lawn. A block paved driveway provides ample off road parking with further secure parking behind the wrought iron gates. The rear garden offers a good level of privacy and comprises a paved patio, turfed lawn and 2 timber built shed. The garden is enclosed by timber fencing to the perimeter with gated access to the side.