

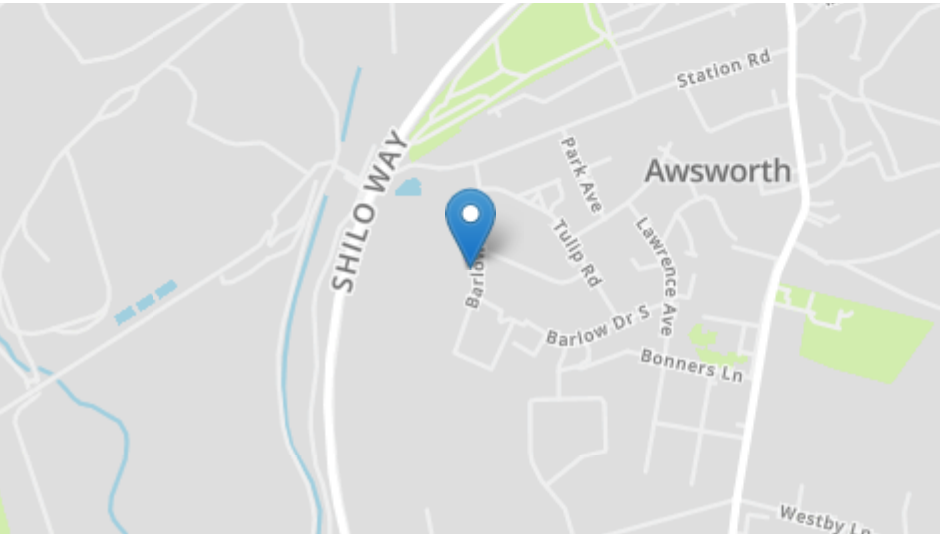
Barlow Drive North, Awsworth, NG16 2RQ

Guide Price £240,000



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(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	



- Detached Bungalow
- 2 Bedrooms
- Open Plan Living Space
- Modern Fitted Kitchen
- Private West Facing Rear Garden
- Off Road Parking
- Excellent Road & Public Transport Links
- Countryside Walks Nearby
- 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 - 29217543

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



*** GUIDE PRICE £240,000 - £250,000 *** *** WEST IS BEST *** A superb two bedroom detached bungalow located in the popular village of Awsworth. Beautifully presented throughout having been renovated by the current vendors, and benefiting from an open plan living and kitchen area, west facing rear garden, and off road parking. Briefly comprising; entrance hallway, bathroom, two bedrooms, lounge/diner, kitchen. Outside, off road parking to the front, and private west facing rear garden, perfect for relaxing long into the summer evenings. Located in Awsworth, the village offers the best of both worlds, with nearby countryside in the surrounding villages of Cossall and Babbington, excellent transport links giving access to Nottingham, and the Giltbrook retail park. Contact Watsons to arrange a viewing.

Entrance Hall

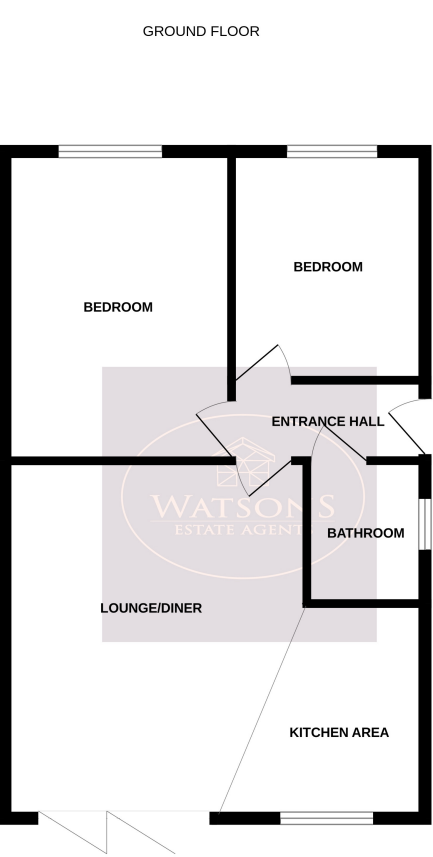
Composite entrance door to the side, Karndean flooring, radiator and wooden doors to all rooms.

Lounge Diner

4.92m x 4.16m (16' 2" x 13' 8") Karndean flooring, radiator and open to the kitchen area. Bi folding doors to the rear garden.

Kitchen

2.95m x 2.86m (9' 8" x 9' 5") A range of matching wall & base units, granite work surfaces incorporating an inset sink & drainer unit. Integrated appliances to include: waist height electric oven & induction hob with extractor over and dishwasher. Plumbing for washing machine. UPVC double glazed window to the rear and karndean flooring.



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 misstatement. 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 i2025

Bedroom 1

4.25m x 3.04m (13' 11" x 10' 0") UPVC double glazed window to the front and radiator.

Bedroom 2

3.31m x 2.58m (10' 10" x 8' 6") UPVC double glazed window to the front, radiator and access to the attic.

Bathroom

3 piece suite in white comprising WC, vanity sink unit and bath. Chrome heated towel rail, Karndean flooring and obscured uPVC double glazed window to the side.

Outside

To the front of the property a blocked paved driveway provides ample off road parking with further parking alongside the property. The West facing rear garden offers a good level of privacy and comprises a paved patio seating area, outside tap, double power point, timber built summer house and is enclosed by timber fencing and hedge borders to the perimeter.