

The New House, Bonners Road, Awsworth, NG16 2QN

£270,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



- Detached Family Home
- 4 Bedrooms
- Downstairs WC
- Off Road Parking & Garage
- Large Rear Garden
- Ease Of Access To A610
- In Need of Modernisation
- No Upward Chain

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 - 25037438

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



*** A FAMILY HOME TO PUT YOUR OWN STAMP ON *** This detached family home in Awsworth has been much loved by the current owner for over 50 years and with some modernisation could make for the perfect family home for another 50 years. 'The New House, Bonners Road is ideally located in close proximity to a wide range of local amenities including shops, schools, bus routes and major road links. In brief, the property comprises to the ground floor; entrance hall, open plan lounge/dining room with patio door leading to the garden, kitchen/dining with door off to the lean to and WC. To the first floor landing there are four good size bedrooms and a three piece bathroom suite. To the outside, a front garden with driveway providing off road parking and leading to the single garage, whilst to the rear an established enclosed garden. Awsworth has a number of village amenities and is a short drive to both Ilkeston & Kimberley Town Centres, as well as key roads and transport links including Ilkeston Train station, the A6002 and A610 which leads to junction 26 of the M1 motorway. For more information or to book your viewing, call our team.

Ground Floor

Entrance Hall

Entrance door to the front, radiator, stairs to the first floor, under stairs storage and doors to the lounge, dining kitchen and WC.

WC

WC and obscured uPVC window to the side.

Lounge L Shaped

6.71m (3.24m min) x 5.4m (3.5m min) (22' 0" x 17' 9") UPVC double glazed windows to the front & rear, gas fire and uPVC double glazed tilt door to the rear garden.

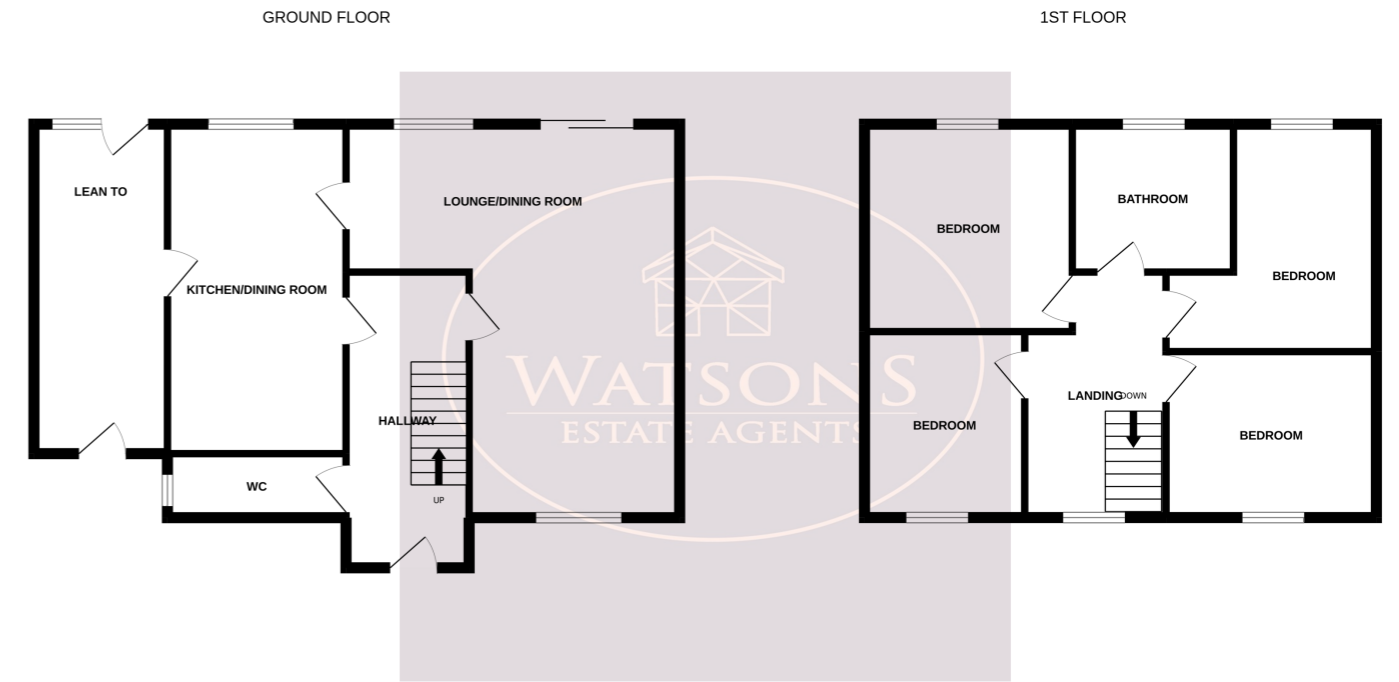
Dining Kitchen

5.384m x 2.89m (17' 8" x 9' 6") A range of matching wall & base units, work surfaces incorporating an inset stainless steel sink & drainer unit. Space for cooker, plumbing for washing machines, radiator, uPVC double glazed window to the rear and doors to the entrance hall, lounge and side leading to the lean to.

First Floor

Landing

UPVC double glazed window to the front, access to the attic 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

3.98m x 3.26m (13' 1" x 10' 8") UPVC double glazed window to the front and radiator.

Bedroom 2

3.39m x 3.35m (11' 1" x 11' 0") UPVC double glazed window to the rear and radiator.

Bedroom 3

3.34m x 2.36m (10' 11" x 7' 9") UPVC; double glazed window to the rear and radiator.

Bedroom 4

3.31m x 2.36m (10' 10" x 7' 9") UPVC double glazed window to the front and radiator.

Bathroom

3 piece suite in white comprising WC, pedestal sink unit and bath. Radiator, obscured uPVC double glazed window to the rear and airing cupboard housing the hot water tank.

Outside

To the front of the property is a turfed lawn with flower bed borders. A concrete driveway provides off road parking leading to the garage measuring 7.12m x 3.31m) with light and power. The generous garden to the side & the rear comprises a turfed lawn with flower bed borders. The garden is enclosed by wall and timber fencing to the perimeter.