



Park Hill
Awsorth Nottingham

Park Hill Awsorth Nottingham NG16 2RD

for sale offers in the region of
£270,000



Property Description

A well presented extended detached bungalow in the popular location of Awsorth. Park hill 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 internal accommodation comprises of an entrance hallway, a generous lounge to the rear which flows into the kitchen diner, newly fitted kitchen with integrated appliances, three double bedrooms and family bathroom suite. Outside, the property boasts a stoned driveway providing ample off road parking and detached garage. The rear garden is low maintenance and mainly patio areas with mature shrubs to the boundaries with a gate separating the rear to the front. The property is well maintained with double glazing and gas centrally heated. Viewings are essential to appreciate this property.

Entrance Hall

Accessed via door to the side leading into the hallway with window to the side elevation and doors off to:-

Lounge

12' 6" x 11' 6" (3.81m x 3.51m)
Having a radiator, laminate flooring and open access to the kitchen/ diner.

Kitchen Diner

21' 9" x 10' 9" (6.63m x 3.28m)
The kitchen is fitted with a range of matching wall and base units with work surfaces over, one and a half bowl sink unit with mixer tap over, integrated double electric oven, integrated hob with cooker hood over, stylish splashbacks, breakfast bar, double glazed window to the rear elevation and laminate flooring benefitting underfloor heating.
The dining section has a continuation of the laminate flooring, bi-folding doors to the rear, double glazed window to the side elevation and sky light window.

Bedroom One

14' 9" x 9' 8" plus bay (4.50m x 2.95m plus bay)
Having double glazed bay window to the front elevation, carpet flooring and a radiator.

Bedroom Two

10' 3" x 9' 6" (3.12m x 2.90m)
having double glazed window to the side elevation, carpet flooring and a radiator.

Bedroom Three

.9' x 8' (2.74m x 2.44m)
Having double glazed window to the side elevation, carpet flooring and a radiator.

Shower Room

Fitted with a three piece suite comprising of a low level W.C, vanity wash hand basin and walk-in shower with mains fed shower over, fully tiled walls and flooring and obscured double glazed window to the side elevation.

Front

To the front is a gravelled driveway providing ample off road parking and gated side access to the rear garden.

Rear

To the rear a beautifully maintained garden which is mainly paved with a lawned section, raised planted beds, a gravelled area and a garage.

Garage

This detached garage sits at the end of the drive way and to the right hand rear of the garden with up and over garage door , power and lighting.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Burchell Edwards on

T 01773 715454
E eastwood@burchelledwards.co.uk

134 Nottingham Road Eastwood
 NOTTINGHAM NG16 3GD

EPC Rating: C Council Tax
 Band: B

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/EWD206673



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Burchell Edwards is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.burchelledwards.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: EWD206673 - 0007