

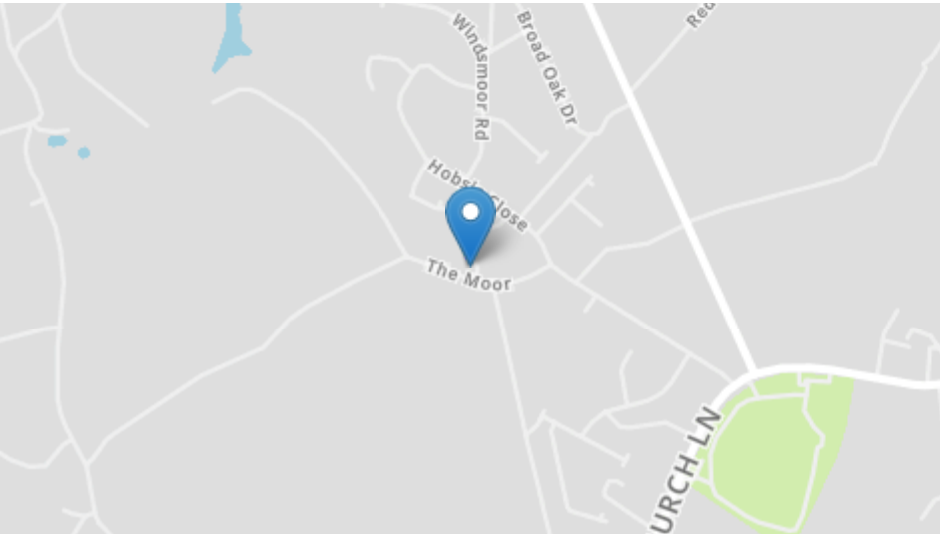
The Moor, Brinsley, NG16 5BB

Offers Over £425,000



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	62	79
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



- Detached 3 Storey Home
- 5 Bedrooms Plus Loft Room
- Fitted Kitchen & Laundry Room
- Spacious Lounge, Dining room & Breakfast Room
- Downstairs WC & First Floor Bathroom
- Generous Front & Rear Gardens
- Favoured School Catchment
- Easy Access To Amenities & Key Road Links

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 - 27709687

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



*** THE MOOR YOU SEE IT THE MOOR YOU'LL LOVE IT *** This spacious 5 bedroom detached period home is located in a desirable area of Brinsley and has already undergone a programme of re-furbishment by the current owners but leaves a great deal of potential for one lucky future owner. Boasting generous and flexible living accommodation with 2 reception rooms, spacious farmhouse style kitchen with utility/laundry room, 5 bedrooms plus loft room and family bathroom. Outside you will find ample gardens to front and rear, generous parking on the private driveway and outside store rooms. Located very conveniently for local schools and amenities we really think that once you see this fabulous home you will come back for MOOR! Call us today to book your viewing!

Ground Floor

Entrance Hall

UPVC double glazed windows and entrance door to the front, solid oak floor, radiator, door to the lounge and stairs to the first floor.

Lounge

6.19m x 3.64m (20' 4" x 11' 11") UPVC double glazed window to the front, 2 radiators, solid oak floor, feature fireplace, door to the inner hallway.

Inner Hallway

Solid oak floor, storage cupboard, doors to the lounge, dining room and breakfast room.

Dining Room

4.09m x 3.95m (13' 5" x 13' 0") UPVC double glazed window to the front, radiator, solid oak floor and feature fireplace.

Breakfast Room

3.95m x 1.95m (13' 0" x 6' 5") UPVC double glazed window to the side, tiled floor, radiator, opening and step to the kitchen.

Kitchen

5.44m x 2.7m (17' 10" x 8' 10") A range of matching high gloss wall & base units with granite and solid wood worksurfaces incorporating an inset Belfast sink. Integrated appliances including; range cooker with extractor over, dishwasher and wine cooler. UPVC double glazed window to the rear, ceiling spotlights, tiled floor, opening to the breakfast room and door to the laundry room.

Laundry Room

A range of matching wall & base units with worksurfaces incorporating an inset stainless steel sink & draining unit. Plumbing for washing machine, space for tumble dryer, tiled floor, wall mounted boiler and stable door to the rear garden.

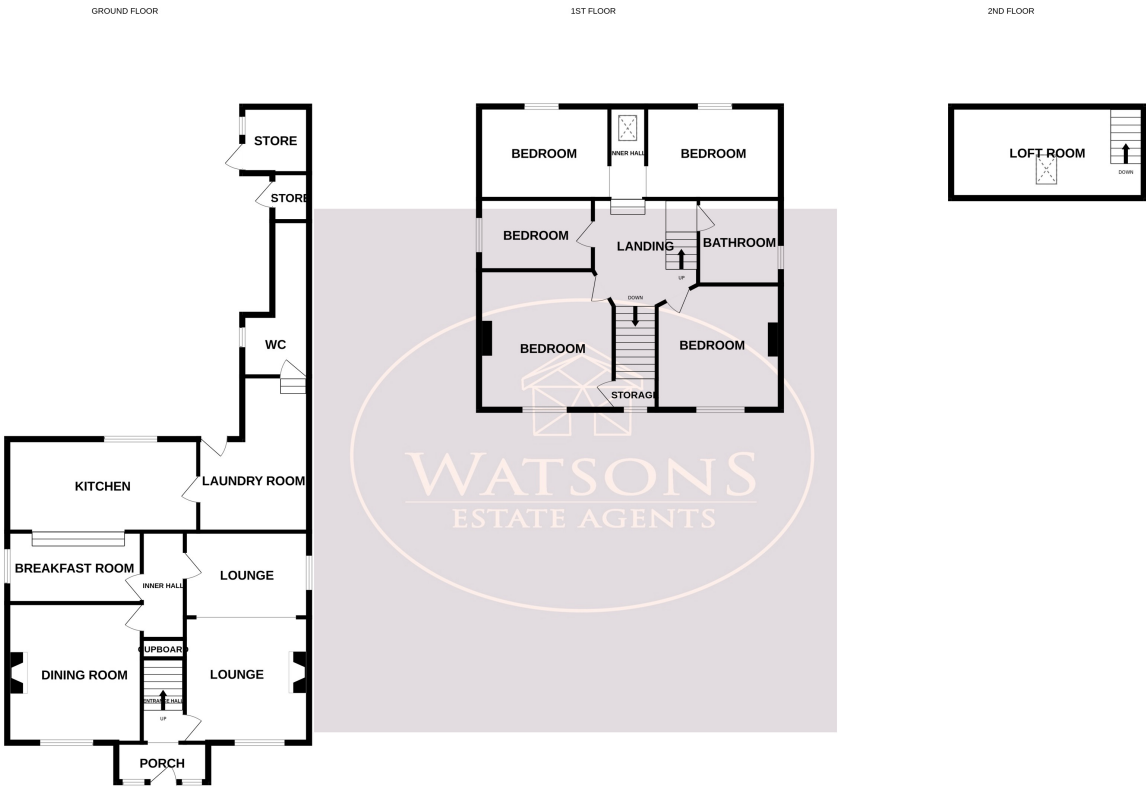
WC

Concealed unit wc, vanity sink unit, chrome heated towel rail, laminate wood flooring, space and plumbing for a shower cubicle, obscured uPVC double glazed window to the side.

First Floor

Landing

Doors to all bedrooms and the bathroom, radiator, uPVC double glazed picture window to the front, stairs to the second floor.



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

4.08m x 3.95m (13' 5" x 13' 0") UPVC double glazed window to the front, built in storage cupboard and radiator.

Bedroom 2

3.63m x 3.62m (11' 11" x 11' 11") UPVC double glazed window to the front and radiator.

Bedroom 3

3.85m x 1.71m (12' 8" x 5' 7") UPVC double glazed window to the rear and radiator.

Bedroom 4

3.82m x 1.71m (12' 6" x 5' 7") UPVC double glazed window to the front, built in storage cupboard, radiator.

Bedroom 5

3.73m x 1.97m (12' 3" x 6' 6") UPVC double glazed window to the side and radiator.

Bathroom

4 piece suite comprising; wc, pedestal sink, panelled bath and shower cubicle with mains fed shower. Chrome heated towel rail, ceiling spotlights, tiled floor, vanity mirror with built in light, demister and Bluetooth speakers, obscured uPVC double glazed window to the side.

Second Floor

Loft Room

5.66m x 2.68m (18' 7" x 8' 10") Stairs from the first floor, uPVC double glazed Velux window to the front.

Outside

To the front of the property is a turfed lawn and gravel driveway with space for multiple vehicles. The rear garden is enclosed by hedges and timber fences to the perimeter with gated access to the front and comprises; gravel patio, timber decking, turfed lawn, timber shed and 2 outbuildings.