

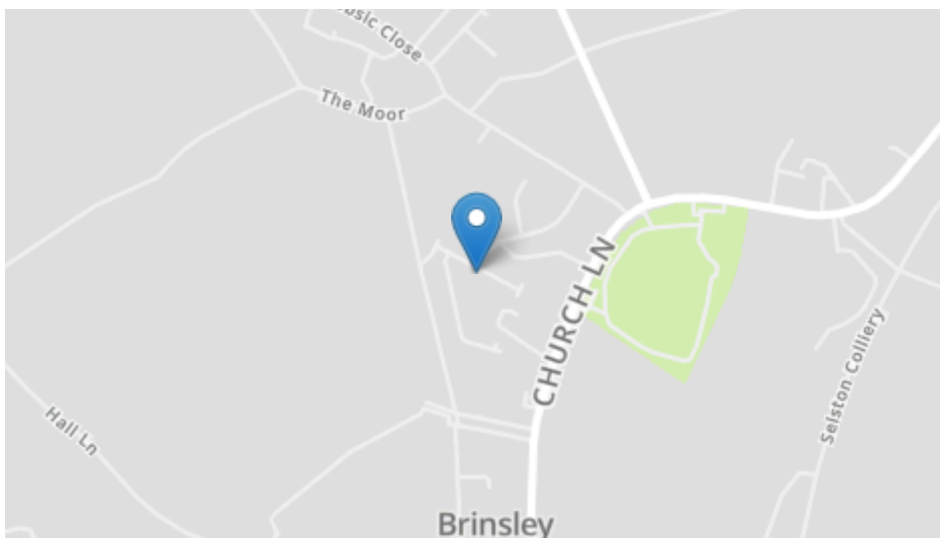
Queens Drive, Brinsley, NG16 5DF

£325,000



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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	69	
(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
- 3 Bedrooms
- Fitted Kitchen
- Spacious Lounge Diner
- Conservatory
- 2 Driveways & Garages
- South West Facing Landscaped Rear Garden
- 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 - 28123908

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



***** PERFECT FOREVER HOME ***** Located in the desirable village of Brinsley is this spacious **THREE** bedroom detached bungalow which occupies a generous plot perfect for those with **CARAVANS** or **MOTORHOMES** as the property has 2 driveways and two garages! Positioned amongst similar properties this lovely bungalow has been very well maintained by the current owner and is ready to move into and briefly comprises; lounge/dining room, fitted kitchen, shower room, three bedrooms and a beautiful easy to maintain south facing garden. Offered for sale with no forward chain we highly recommend an early internal inspection so call us today to book your viewing!

Entrance Hall

UPVC double glazed window and entrance door to the front, radiator, laminate wood flooring, access to the attic and doors to the lounge/diner, kitchen, shower room and all bedrooms.

Lounge/Diner

5.81m x 3.5m (19' 1" x 11' 6") UPVC double glazed windows to the front & sides, feature fireplace, solid oak floor and uPVC double glazed French doors to the rear garden.

Kitchen

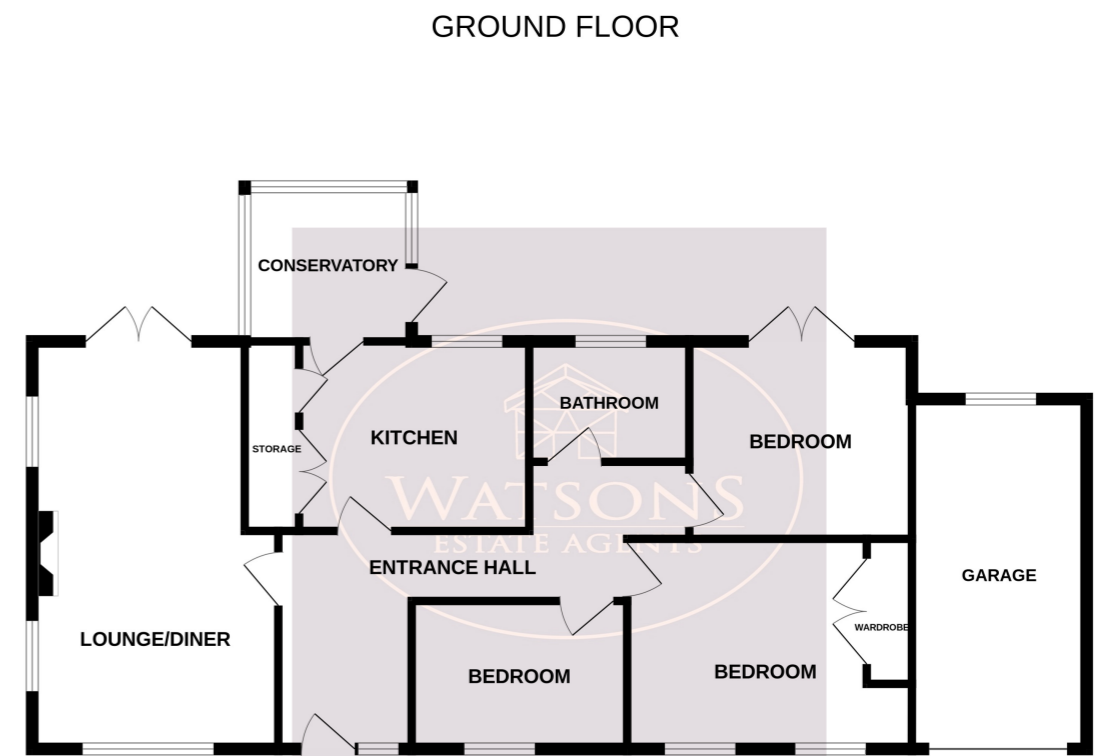
3m x 2.71m (9' 10" x 8' 11") A range of matching wall & base units with worksurfaces incorporating an inset 1.5 bow sink & drainer unit. Integrated appliances including waist height electric oven and hob with extractor over. Three built in storage cupboards, one housing the combination boiler, radiator, plumbing for washing machine, ceiling spotlights. UPVC double glazed window to the rear and uPVC double glazed door to the conservatory.

Conservatory

UPVC double glazed windows to the side & rear, door to the rear garden.

Bedroom 1

4.05m x 3.03m (13' 3" x 9' 11") 2 UPVC double glazed windows to the front, radiator, ceiling spotlights, laminate wood flooring and fitted wardrobe.



Bedroom 2

3.17m x 2.71m (10' 5" x 8' 11") UPVC double glazed French doors to the rear garden, radiator, ceiling spotlights and laminate wood flooring.

Bedroom 3

2.41m x 2.13m (7' 11" x 7' 0") UPVC double glazed window to the front and radiator.

Shower Room

White 3 piece suite comprising; wc, vanity sink unit and corner shower cubicle with electric shower. Traditional radiator with chrome heated towel rail, ceiling spotlights and obscured uPVC double glazed window to the rear.

Outside

To the front of the property are gravel flower bed borders with a range of plants & shrubs and 2 concrete and gravel driveways leading to the 2 garages fitted with up & over door and power. The rear garden is enclosed by timber fences to the perimeter with gated access to the side and comprises; paved patio, timber decking, summer house and gravel flower bed borders with a range of plants and shrubs.