

Church Walk, Brinsley, NG16 5AT

Offers Over £230,000

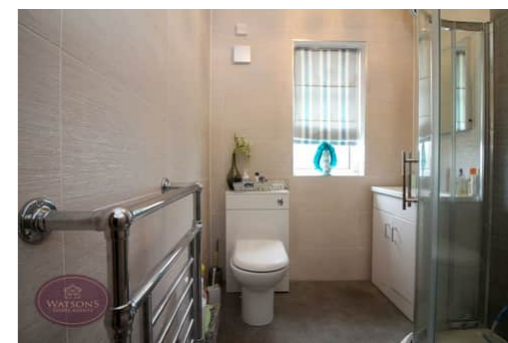


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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
		72	82
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	



Our Seller says....

- Semi Detached House
- 3 Double Bedrooms
- 2 Reception Rooms
- Conservatory & Utility Room
- Driveway
- Private Rear Garden
- Short Drive To Eastwood Town Centre
- Popular Residential Location

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 - 26560069

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





\*\*\* TAKE A CLOSER LOOK! \*\*\* Can we just take a moment to appreciate the generous space on offer (inside & Out) with this SIMPLY SUPERB semi in the popular village of Brinsley. The semi rural location is quite a quiet area, however a wealth of shops & amenities are just over a mile away. Viewing is ESSENTIAL to fully appreciate, but in brief, the well presented accommodation comprises: entrance hall, lounge, kitchen, utility room, dining room, conservatory, upstairs landing to 3 DOUBLE bedrooms and family bathroom. Outside, a driveway to the front provides off street parking, but you will be surprised at the size of the rear garden which has been well maintained and offers a high level of privacy. Call our sales team now to arrange a viewing - you wont regret it!

## Ground Floor

### Entrance Hall

Composite entrance door to the front, radiator, stairs to the first floor, under stairs storage, Karndean flooring and doors to the lounge, kitchen & dining room.

### Lounge

4.85m x 3.08m (3.72m max) (15' 11" x 10' 1") UPVC double glazed window to the front, Inglenook fireplace with inset multi fuel burner, wood effect laminate flooring and sliding patio doors leading to the conservatory.

### Conservatory

4.54m x 2.73m (14' 11" x 8' 11") Brick & uPVC double glazed construction, polycarbonate roof and French doors leading to the rear garden.

### Kitchen

3.85m (2.81m min) x 3.06m (12' 8" x 10' 0") A range of matching wall & base units, work surfaces incorporating an inset sink & drainer unit. Integrated waist height electric oven & gas hob with extractor over. UPVC double glazed window to the side and radiator. Door to the rear lobby and archway through to the dining room.

### Dining Room

3.46m x 3.06m (11' 4" x 10' 0") UPVC double glazed window to the front and radiator.

### Rear Lobby

Door to the side and open to the utility area.

### Utility Area

3.22m x 2.66m (10' 7" x 8' 9") A range of base units, plumbing for washing machine, polycarbonate roof, tiled flooring and uPVC double glazed window to the rear.

GROUND FLOOR  
675 sq.ft. (62.7 sq.m.) approx.

1ST FLOOR  
516 sq.ft. (47.9 sq.m.) approx.



TOTAL FLOOR AREA: 1191 sq.ft. (110.6 sq.m.) approx.  
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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## First Floor

### Landing

Doors to all bedrooms and bathroom.

### Bedroom 1

4.06m x 3.41m (13' 4" x 11' 2") 2 uPVC double glazed windows to the front, wood effect laminate flooring and radiator.

### Bedroom 2

3.58m x 3.08m (11' 9" x 10' 1") UPVC double glazed window to the rear, wood effect laminate flooring and radiator.

### Bedroom 3

3.71m x 2.97m (12' 2" x 9' 9") UPVC double glazed windows to the front & rear, wood effect laminate flooring and radiator.

### Bathroom

3 piece suite in white comprising WC, vanity sink unit and shower cubicle with mains fed dual rainfall effect shower over. Chrome heated towel rail, extractor fan and obscured uPVC double glazed window to the rear.

### Outside

To the front of the property is a tarmac driveway providing ample off road parking and is enclosed by timber fencing. The particularly generous rear garden offers a good level of privacy and comprises a turfed lawn, flower bed borders with a range of plants & shrubs and timber built shed. The garden is enclosed by hedge and wall borders.