

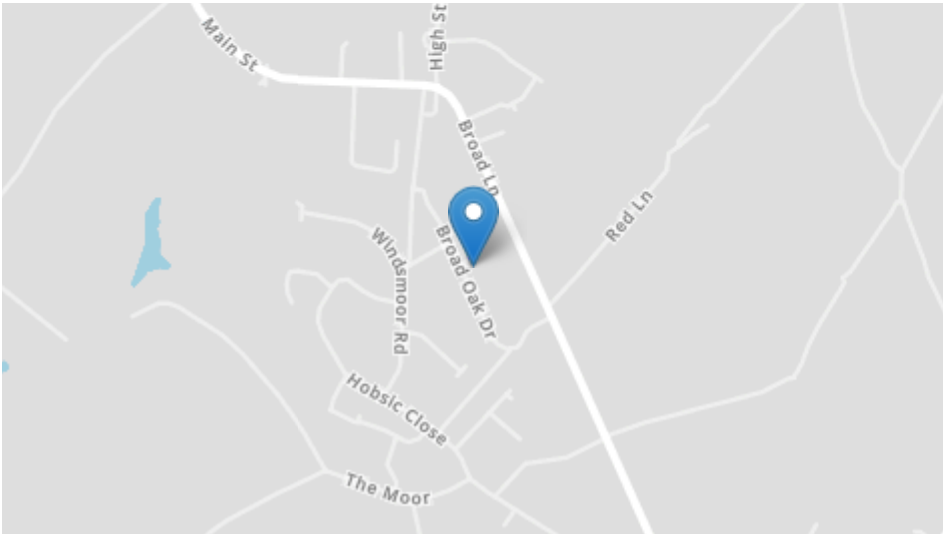
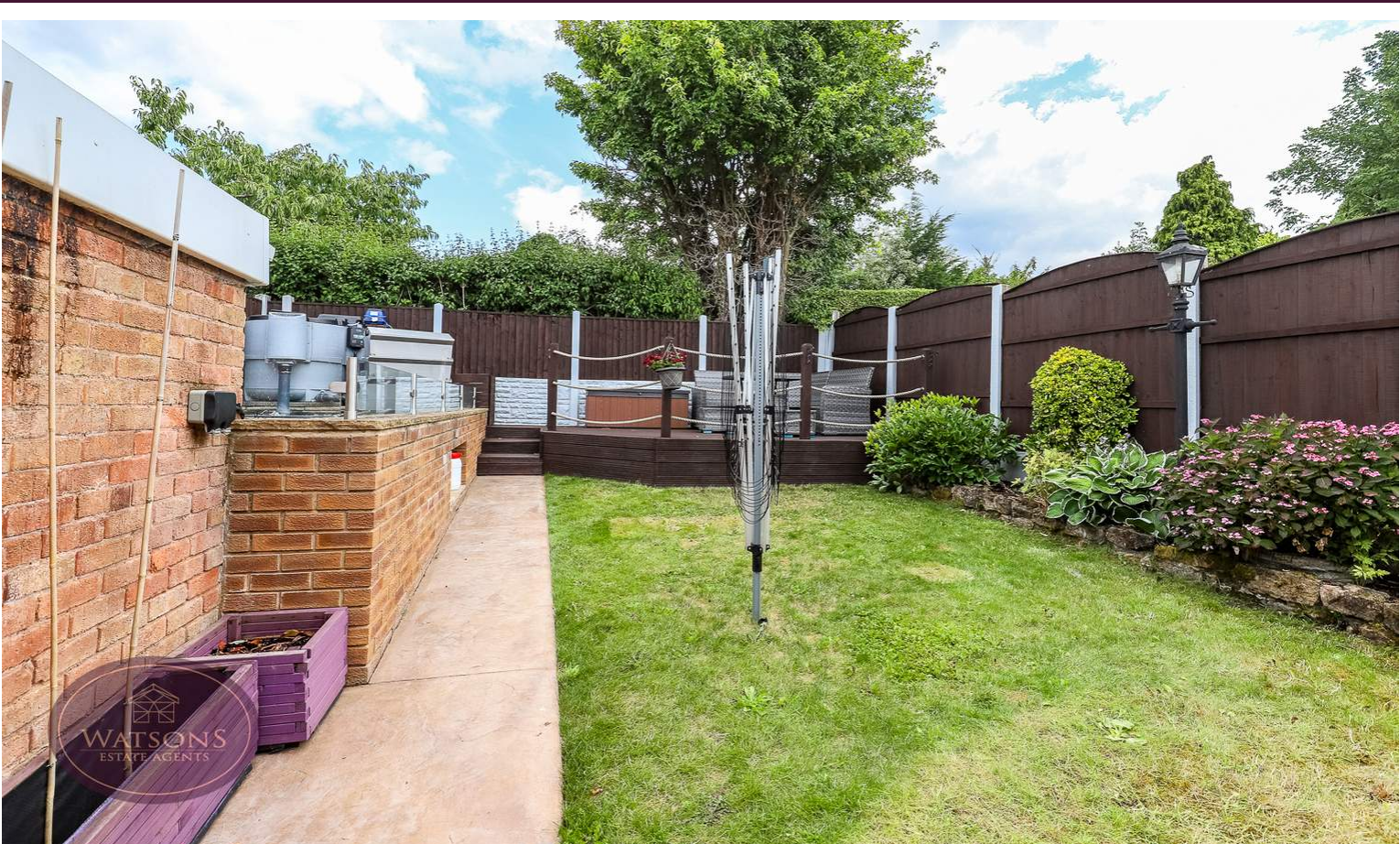
Broad Oak Drive, Brinsley, NG16 5DJ

Guide Price £250,000



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <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		
<b>England, Scotland &amp; Wales</b>	81	83
	EU Directive 2002/91/EC	



- Semi Detached Family Home
- Three Good Size Bedrooms
- Open Plan Lounge & Dining Room
- Modern Breakfast Kitchen
- Utility & Downstairs WC
- 4 Piece Family Bathroom
- Large Enclosed Rear Garden
- Detached Garage/Workshop
- Ample Off Road Parking

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 - 29303106

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





\*\*\* GUIDE PRICE £250,000 - £260,000 \*\*\* BROADLY SPEAKING, THIS IS THE HOME FOR YOU! \*\*\* You will be amazed when you set foot over the threshold of this stunning EXTENDED 3 bedroom semi detached family home! With an extended kitchen, utility room, downstairs WC and a larger than average driveway this home is set up perfectly for a growing family. And if technology is your thing, then you will be pleased to see TWO EV chargers and a 20 solar panel system generating electricity. Presented, upgraded and maintained to a very high standard by the current owners, the property boasts an entrance hallway, living room opening into a dining room, family kitchen with a range of integrated appliances and central island, utility room (the former kitchen) and a downstairs WC. To the first floor are 3 bedrooms and a modern family bathroom. If you are a fan of Koi Carp then this could be the house for you, as there is a dedicated Koi Pond and a wonderful dedicated garden with a decked terrace, large workshop space, great if you have a passion for motorbikes etc and large 'pressedcrete' driveway providing ample parking! There is so much more to see with this fabulous home that we highly recommend a viewing!

\*\*\* AGENT NOTE \*\*\*

7.6kw Solar panel system with 20 panels.

Ground Floor

Entrance Hall

Composite entrance door and door to lounge, stairs to first floor.

Lounge

4.3m x 3.7m (14' 1" x 12' 2") UPVC double glazed window to the front, oak flooring and radiator. Storage cupboard and open access to the dining room and kitchen.

Dining Room

2.89m x 2.53m (9' 6" x 8' 4") Oak flooring, radiator and open access to the kitchen.

Breakfast Kitchen

3.83m x 3.83m (12' 7" x 12' 7") A range of matching wall and base units, granite work surfaces incorporating sink & drainer unit. Integrated appliances including electric oven, with electric hob and extractor fan over and dishwasher. Central island with further storage underneath, breakfast bar, Velux windows, uPVC double glazed windows to the rear, and French doors to the side.

Utility

A range of matching wall and base units with plumbing for washing machine and wall mounted combination boiler.

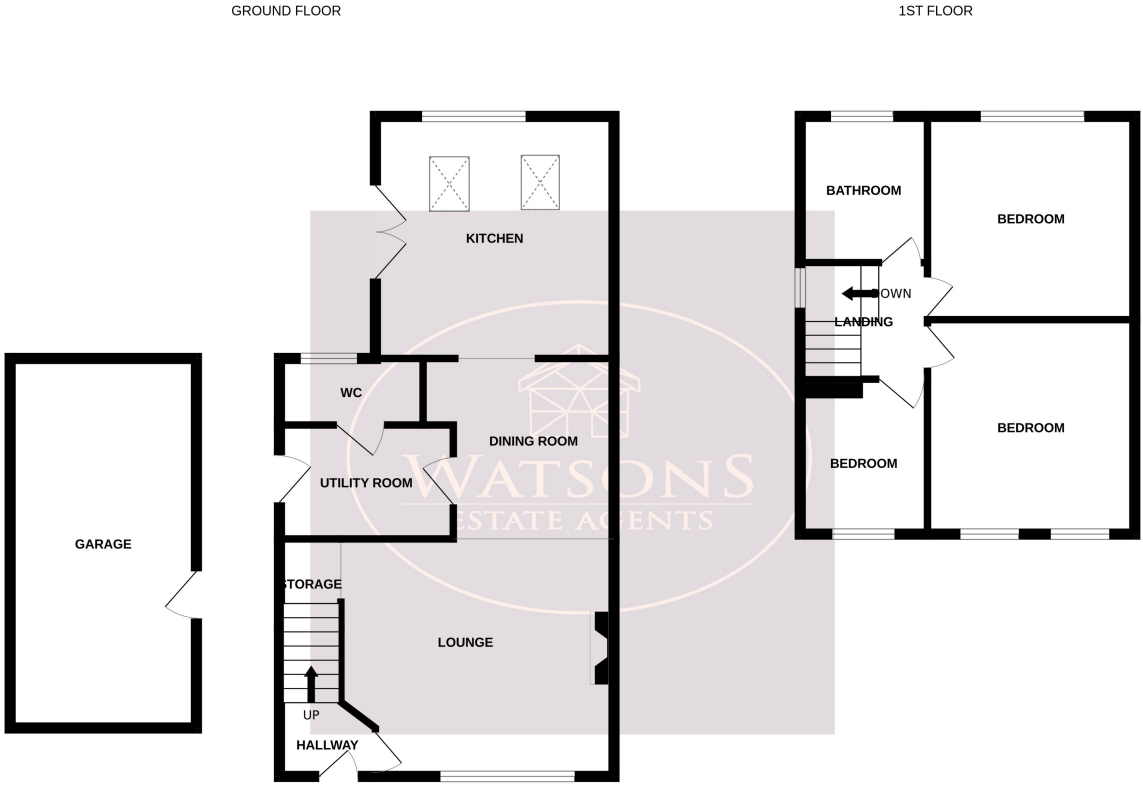
WC

Obscured uPVC double glazed window to the rear, wc, vanity sink and chrome heated towel rail.

First Floor

Landing

UPVC double glazed window to the side, access to 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

3.37m x 3.16m (11' 1" x 10' 4") Two uPVC double glazed window to the front and radiator.

Bedroom 2

3.25m x 3.24m (10' 8" x 10' 8") UPVC double glazed window to the rear ad radiator.

Bedroom 3

2.53m x 2.35m (8' 4" x 7' 9") UPVC double glazed window to the front and radiator.

Bathroom

White 4 piece suite comprising wc, vanity sink with storage under, panel bath, and main fed cubicle shower. Obscured uPVC double glazed window to the rear, chrome heated towel rail, extractor fan and tiled walls and flooring.

Garage/Workshop

Detached with it's own gas supply, with combination boiler, as well as water and drainage and an 32 amp ring main with fuse board.

Outside

The front garden features a raised ample paved driveway with 2 Zappi electric car charging points and raised brick flower beds with a range of plants and shrubbery. There is access to the detached garage/workshop and rear garden through a timber gate. The rear garden has a paved pathway leading to the detached garage/workshop, with pressed concrete leading up towards turfed lawn, with a stone flower bed with a range of plants and shrubbery. There is also a substantial koi fish pond, and raised decked seating area, enclosed by a concrete based timber fencing.