

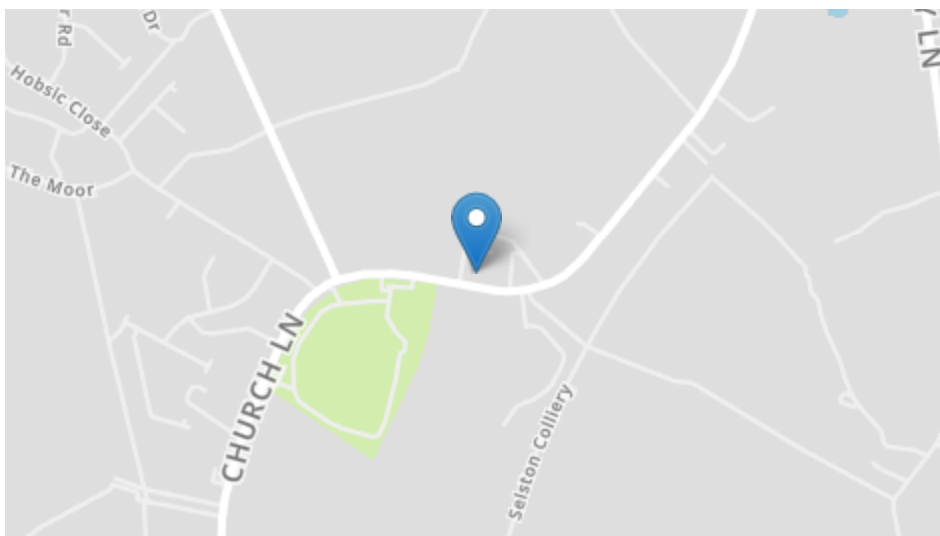
Cordy Lane, Brinsley, Nottingham, NG16 5BY

£575,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		79
(81-91)	B		
(69-80)	C		
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



- Detached Family Home
- 5 DOUBLE Bedrooms
- 2 Reception Rooms
- 2 En Suite Bathrooms & Family Bathroom
- Downstairs WC & Utility Room
- Off Road Parking & Generous Garage
- Private Rear Garden
- Sought After Location with Countryside Nearby
- 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 - 26794072

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 £600,000 - £650,000 *** WOW. JUST WOW! *** Viewing of this detached home in Brinsley is absolutely essential to appreciate the extent of the refurbishment works carried out by our sellers. From the moment you walk into the entrance hall, you get an immediate sense of the quality that lies beyond. The open plan breakfast kitchen, dining area and sitting room overlooks the rear garden, and is the perfect space to entertain friends and family all year round. The formal lounge features a full bay window and a multi fuel burner, ideal for those cooler nights & cosier evenings. There is also the added benefit of a downstairs WC and utility room, fitted with high gloss units, in keeping with the style of the kitchen. On the first floor, the landing gives access to four double bedrooms all with fitted wardrobes and two benefiting from en suite shower rooms. The family bathroom is fitted with a stylish white four piece suite and includes an oval bath & fitted vanity units. An additional bedroom occupies the entire second floor and measures an impressive 8.12m x 6.35m. This bright & airy space could equally be used as a home office or teenage den. The outside of this family home is just as impressive as the inside, with no expense spared in designing a contemporary rear garden that wouldn't look out of place in a home & garden magazine. As well as a generous patio area and two well maintained lawn sections, composite decking surrounds an inset pond complete with water features and complimentary lighting. To the front of the property a generous driveway provides off road parking and leads to the integral double garage. Finally, there is the added bonus of a self contained garden room, complete with sauna and WC. Brinsley is a highly regarded rural location and benefits from a range of amenities including favoured primary school, as well as excellent road links to Nottingham & junction 27 of the M1 motorway. We would urge a personal viewing to fully appreciate this exceptional home, contact our team today to arrange your appointment.

Ground Floor

Entrance Hall

Entrance door to the front, Parquet flooring, stairs to the first floor, under stairs storage and doors to the lounge & breakfast/kitchen

Lounge

4.35m x 3.9m (14' 3" x 12' 10") UPVC double glazed bay window to the front, uPVC double glazed window to the side, feature fire place & hearth with inset space for wood burner, wood effect laminate flooring and radiator.

Breakfast Kitchen

5.68m x 5.63m (18' 8" x 18' 6") A range of matching wall & base units with feature lighting, work surfaces incorporating an inset one & a half bowl sink and drainer unit. Integrated appliances to include: 2 double electric oven, dishwasher, microwave and coffee machine. Central island offering further storage space and incorporating a sink unit and halogen hob. Feature lighting, underfloor heating and tiled flooring. UPVC double glazed window to the rear, door to the utility room, open to the lounge/diner, French doors leading to the rear garden.

Lounge/Dining Area

4.73m x 3.9m (15' 6" x 12' 10") UPVC double glazed windows to the side & rear, radiator, tiled flooring, Inglenook fireplace with inset space for fire and feature lighting.

Utility Room

4.17m x 1.72m (13' 8" x 5' 8") A range of matching wall & base units, work surfaces incorporating a sink & drainer unit. Plumbing for washing machine, vertical radiator and tiled flooring. UPVC double glazed window to the side and doors to the WC, garage and side leading to the rear garden.

WC

WC, wall mounted sink, underfloor heating and obscured uPVC double glazed window to the rear.

First Floor

Landing

UPVC double glazed window to the front, under stairs storage. Stairs up to bedroom 5, radiator and doors to bedrooms 1, 2, 3, & 4 and family bathroom.

Bedroom 1

5.25m x 3.73m (17' 3" x 12' 3") 2 uPVC double glazed windows to the rear, a range of fitted furniture, 2 radiators and door to the en suite.

En Suite

3 piece suite in white comprising WC, wall mounted sink and shower cubicle. Chrome heated towel rail, extractor fan and ceiling spotlights.



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 2

4.51m x 3.24m (14' 10" x 10' 8") UPVC double glazed window to the rear, fitted wardrobe and radiator. Door to the en suite.

En Suite

3 piece suite in white comprising WC, pedestal sink unit and shower cubicle. Extractor fan, chrome heated towel rail and ceiling spotlights.

Bedroom 3

3.73m x 3.21m (12' 3" x 10' 6") 2 uPVC double glazed windows to the front, fitted wardrobe and radiator.

Bedroom 4

3.90m x 3.66m (12' 10" x 12' 0") UPVC double glazed window to the front, fitted wardrobe and radiator.

Bathroom

4 piece suite in white comprising WC, wall mounted sink, freestanding bath and shower cubicle. Chrome heated towel rail, ceiling spotlights and obscured uPVC double glazed window to the rear.

Second Floor

Bedroom 5

8.12m x 6.35m (26' 8" x 20' 10") 2 uPVC double glazed velux windows to the front and 2 uPVC double glazed velux windows to the rear, 2 radiators and eaves storage.

Outside

To the front of the property is a turfed lawn, flower bed borders with a range of plants & shrubs. A block paved driveway provides ample off road parking and leads to the integral double garage with electric roll up door and power. Other features include an electric car charging point. The garden is enclosed by brick & hedge borders to the perimeter. The low maintenance rear garden offers a good level of privacy and comprises paved patio and timber decking seating area, water feature, sectioned turfed lawn, flower bed borders with a range of plants & shrubs. Other features include an aluminium built summer house with light & power, bi folding doors, sun room, sauna and shower room. The garden is enclosed by hedge & timber fencing to the perimeter with gated access to the side.