

Brookhill Gardens, Brookhill lane, Pinxton, Nottinghamshire.

£289,950 Freehold

FOR SALE

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## PROPERTY DESCRIPTION

Conveniently positioned for easy access to the A38 and M1 is this modern detached bungalow located within the heart of Pinxton and close to all local amenities. The property comprises of an entrance hall, lounge leading out to a rear enclosed garden and patio, kitchen diner, two sizeable bedrooms, a family bathroom and en suite shower room. The property also boasts off road parking for 2-3 vehicles as well as a single garage. This would be the ideal property for those looking to downsize and first time buyers alike.

## FEATURES

- Detached Bungalow Situated In a Popular Village Location
- Off Road Car Parking for several vehicles
- Dining Kitchen
- Gas central heating & double glazing
- Rear enclosed garden
- Two Bedrooms
- En Suite And Family Bathroom



## ROOM DESCRIPTIONS

### Entrance Hallway

Accessed via the side elevation, this Entrance Hall provides access to all areas of the property. With wall mounted radiator, wood effect laminate flooring, integrated storage space and two single light fixtures, the Entrance Hallway proves to be a smart and useful space that also provides access to the loft.

### Lounge

16'1 x 11'3 (4.93m x 3.43m) To the rear elevation, providing access to the rear enclosed garden via double glazed sliding doors. With central multi-fuel feature fireplace on polished granite hearth, double glazed window to the side elevation, wood effect laminate flooring, two wall mounted radiators and two single light fixtures.

### Kitchen

13'11 x 11'1 (4.26m x 3.40m) With double glazed window to the front elevation, tiled flooring and overhead spotlight lighting, the kitchen contains integrated appliances including dishwasher, fridge, freezer and electric oven and hob with extractor fan. Also well fitted with base cupboards, drawers and eye level units, the space allows for dining table and chairs. Above the black marble effect worktops you will find white tiled splashback.

### Bedroom One

12'1 x 10'10 (3.69m x 3.30m) With wood effect laminate flooring, double glazed window, wall mounted radiator, large fitted wardrobe, TV point and access to the En suite, Bedroom one sits to the rear of the property overlooking the enclosed rear garden.

### En-Suite

7'0 x 5'4 (2.15m x 1.65m) Offering a modern three piece suite with walk in double shower, WC and a wash basin and wall mounted heated towel rail. The en suite shower room also comes equipped with tiled flooring, inset spotlighting and an extractor fan. Double glazed frosted glass window.

### Bedroom Two

10'11 x 10'9 (3.33m x 3.29m) To the front elevation, bedroom two plays host to double glazed bay window, wall mounted radiator, single light fixture, wood effect laminate flooring and fitted wardrobe unit.

### Bathroom

6'11 x 5'5 (2.12m x 1.66m) The family bathroom offers a modern three piece bathroom suite comprising a bath with shower over, WC and wash basin. The bathroom also comes equipped with a wall mounted heated towel rail, tiled walls and flooring, as well as inset spotlighting. An extractor fan and a double glazed frosted glass window.

### Garage

16' 6" x 8' 10" (5.03m x 2.69m) Equipped with light and power, the garage provides additional storage space.

### Outside

Outside areas of the property include tarmac driveway for 2-3 vehicles to the side, front lawn and rear enclosed garden accessed via gate on the driveway. Rear garden includes a patio area for seating beneath a canopy and a lawned area beyond, all of which are secured by wooden fencing making it pet and child friendly.

### Council Tax

We understand that the property currently falls within council tax band A, with Bolsover District Council. However, we would recommend any prospective purchasers make their own enquiries with the local authority.

### Disclaimer

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- 2: These particulars do not constitute part or all of an offer or contract.
- 3: The measurements indicated are supplied for guidance only and as such must be considered incorrect.
- 4: Potential buyers are advised to recheck the measurements before committing to any expense.
- 5: Derbyshire Properties have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
- 6: Derbyshire Properties have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



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