

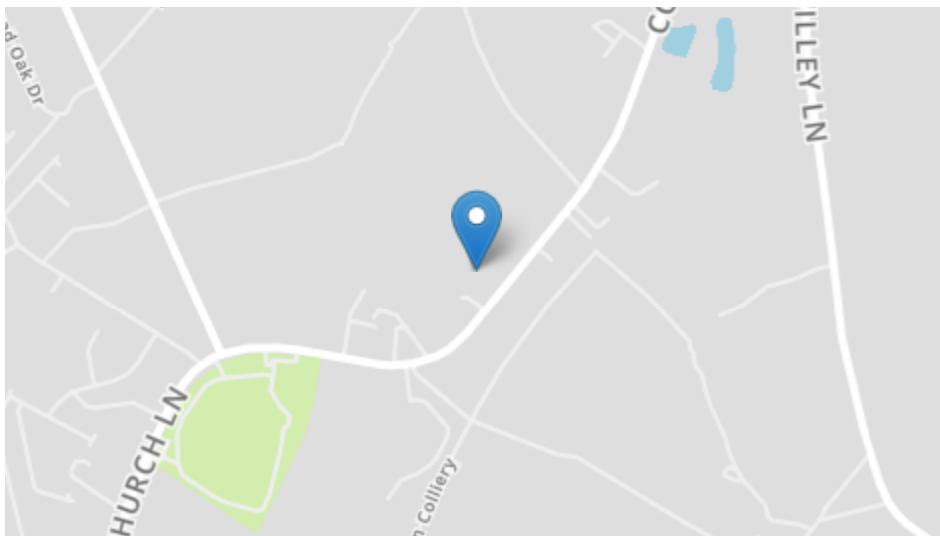
Cordy Lane, Brinsley, NG16 5BY

£650,000



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Our Seller says....

- New Build Detached Home
- 5 DOUBLE Bedrooms
- Open Plan Dining Kitchen
- Lounge
- Utility Room & Downstairs WC
- 5 Bath/Shower Rooms
- Driveway & Garage
- Landscaped Rear Garden

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 - 27780754

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



*****YOUR FOREVER HOME***** A stunning, brand new FIVE DOUBLE bedroom detached family home in the sought after village of Brinsley, set across three floors. Boasting bathrooms to ALL bedrooms, underfloor heating downstairs, a stunning open plan kitchen/living/diner with feature central island and marble worksurfaces, garage, driveway and much more, this incredible property simply must be viewed to appreciate the quality and space on offer. Briefly comprising; entrance hallway, downstairs wc, lounge, open plan kitchen/living/diner, utility room, integral garage. To the first floor, four bedrooms, including 3 en-suites and a family bathroom. To the second floor, main suite with bedroom, dressing room, en-suite, along with an office area. Outside, front and rear gardens, driveway and integral garage. With countryside and walks on your doorstep, including Brinsley headstocks, the property offers the best of both worlds with all of the surrounding tranquillity, but being within easy reach of Eastwood catering for all day to day needs and amenities. The village itself has a shop, along with popular eateries and well regarded schools. There are excellent nearby road links making commuting easy and hassle free. This stunning brand new family home simply must be seen to be appreciated in full. Finer details such as flooring and en suite colours can still be chosen, so contact Watsons today to arrange your viewing!

Ground Floor

Entrance Hall

Composite entrance door, uPVC double glazed window to the front, doors to the lounge, WC, garage, double doors to the dining kitchen, stairs to the first floor.

WC

Upon completion there will be fitted; WC and sink unit.

Lounge

5.54m x 3.56m (18' 2" x 11' 8") uPVC double glazed window to the front.

Dining Kitchen

8.82m x 6.68m (28' 11" x 21' 11") A range of matching shaker style wall and base units with marble work surfaces incorporating an inset stainless steel sink, integrated waist height double electric oven, dishwasher and wine cooler, central island offering more storage with marble work surface incorporating an induction hob with downdraft extractor, doors to the utility room and entrance hall, and aluminium bi-fold doors to the rear garden.

Utility Room

2.49m x 1.58m (8' 2" x 5' 2") A range of matching shaker style wall and base units with marble work surfaces incorporating a stainless steel sink, integrated washing machine and dryer, uPVC double glazed window to the side.

First Floor

Landing

Doors to bedrooms 2, 3, 4, 5 and the bathroom, stairs to the second floor.

Bedroom 2

5m x 4.27m (16' 5" x 14' 0") UPVC double glazed window to the front, door to en suite, fitted wardrobes upon completion.

En Suite

Obscured uPVC double glazed window to the front. Upon completion there will be fitted; 3 piece suite comprising of WC, sink unit and shower cubicle with mains shower.

Bedroom 3

4.27m x 4.26m (14' 0" x 14' 0") UPVC double glazed window to the rear, door to en suite and fitted wardrobes upon completion.

En Suite

Obscured uPVC double glazed window to the side. Upon completion there will be fitted; 3 piece suite comprising of WC, sink unit and shower cubicle with mains shower.



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 4

4.71m x 3.24m (15' 5" x 10' 8") UPVC double glazed window to the rear, door to the main bathroom.

Bathroom

Obscured uPVC double glazed window to the rear. Upon completion fitting will include; 4 piece suite comprising of WC, sink unit, panelled bath and shower cubicle with mains fed shower.

Bedroom 5

5.18m x 3.2m (17' 0" x 10' 6") UPVC double glazed window to the front, door to en suite.

En Suite

Obscured uPVC double glazed window to the side. Upon completion there will be fitted; 3 piece suite comprising of WC, sink unit and shower cubicle with mains shower.

Second Floor

Landing

Recess study area, door to bedroom 1.

Bedroom 1

5.37m x 5.12m (17' 7" x 16' 10") Door to en suite, uPVC double glazed window to the rear, Velux window opening to Juliette balcony and fitted wardrobes upon completion.

En Suite

UPVC double glazed window to the side. Upon completion there will be fitted; 3 piece suite comprising of WC, sink unit and shower cubicle with mains shower.

Outside

To the front of the property is a tarmac driveway leading to the integrated garage with up & over door. The rear garden is enclosed by timber fencing and comprises of Indian stone paved patio area, turfed lawn and timber shed.