

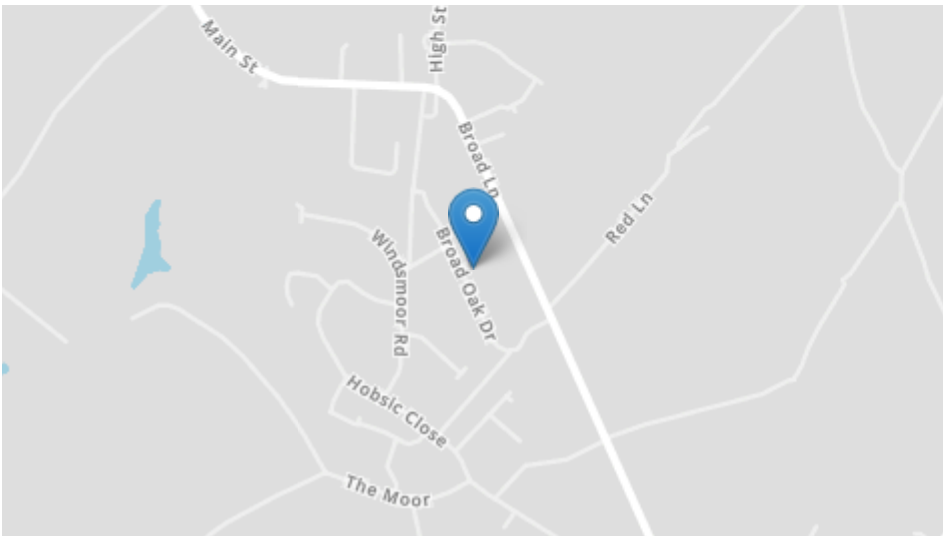
Broad Oak Drive, Brinsley, NG16 5DJ

£230,000



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	72	78
England, Scotland & Wales	EU Directive 2002/91/EC	



- Semi Detached House
- Three Bedrooms
- Open Plan Dining Lounge & Additional Dining/Snug Space
- Breakfast Kitchen
- Re-Fitted Shower Room
- Driveway, Garage & Carport
- Great Size Rear Garden With Potential To Extend (STPP)
- 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 - 27990588

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



*** BROADLY SPEAKING, THIS IS THE HOME FOR YOU! *** NO CHAIN *** This extended 3 bedroom semi detached family home is located at the head of a cul-de-sac and occupies a generous plot with ample parking and a spacious garden to the rear perfect for families! Offered with no chain the property comprises an entrance hallway, lounge/dining room, extended kitchen, 3 bedrooms and a family bathroom. There is a private driveway and car port to the side and to the rear a mainly lawned garden. Being located in the desirable village of Brinsley close to schools, shops and great for dog walkers with open countryside only a stones throw away! This is the perfect home for those looking for the next rung up the property ladder so to book your viewing call our team today to book your viewing!

Ground Floor

Entrance Hall

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

Dining Lounge

6.73m x 4.40m (22' 1" x 14' 5") UPVC double glazed windows to front and side, two radiators, feature fireplace with inset electric fire place, storage cupboard and door to breakfast kitchen.

Breakfast Kitchen

5.34m x 2.54m (17' 6" x 8' 4") A range of matching wall and base units with worksurfaces incorporating inset stainless steel sink & drainer unit. Integrated appliances including double electric oven, four ring gas hob with extractor over and fridge freezer. UPVC double glazed window to the rear, radiator, storage cupboard housing wall mounted combination boiler, space for washing machine/dishwasher, radiator and uPVC doors to rear and side.

First Floor

First Floor Landing

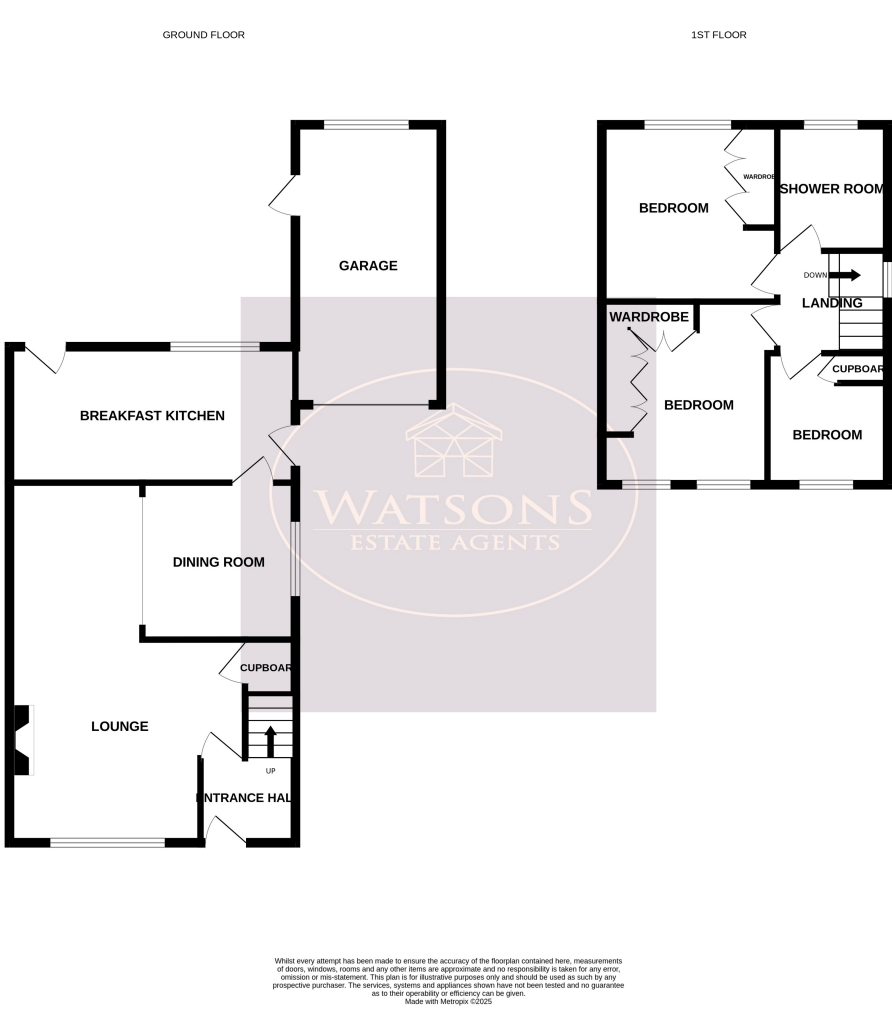
UPVC double glazed window to the side, access to attic and doors to all bedrooms and shower room.

Bedroom 1

3.37m x 3.14m (11' 1" x 10' 4") Two uPVC double glazed windows to the front, fitted wardrobe and radiator.

Bedroom 2

3.22m x 3.21m (10' 7" x 10' 6") UPVC double glazed window to the rear, fitted wardrobes and radiator.



Bedroom 3

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

Shower Room

White three piece suite comprising wc, pedestal sink, mains fed cubicle shower. Chrome heated towel rail, tiled floors and walls and obscured uPVC double glazed window to the rear.

Garage

Single garage with up and over door, window to the rear and door to the side.

Outside

The front of the property features a tarmacadam driveway, leading to carport and garage, turfed lawn to the side with a range of plants and shrubbery and palisaded by a timber fence and brick wall. To the rear of the property is a patio seating area giving access to the garage, a generous turfed lawn enclosed by timber fencing.

*** AGENT NOTE ***

AGENT NOTE: The seller has provided us with the following information; the gas boiler is located in the kitchen and was last serviced in June 2025. The extension of the property was completed in 1986.