

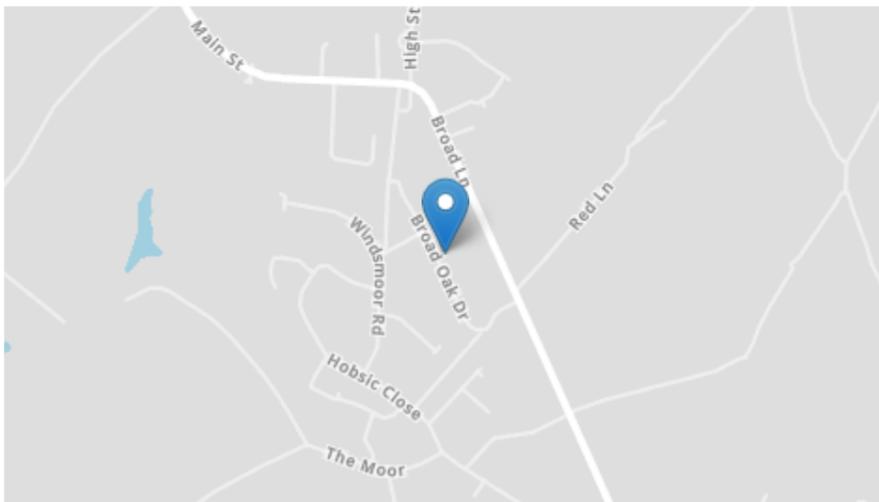
Broad Oak Drive, Brinsley, NG16 5DJ

Guide Price £230,000



Broad Oak Drive, Brinsley, NG16 5DJ

Guide Price £230,000



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	85	87
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



- Semi Detached Home
- 3 Bedrooms
- 2 Reception Rooms
- Conservatory
- Off Road Parking & Garage
- Generous Rear Garden
- Short Drive To Eastwood Town Centre
- Ease Of Access to M1

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 - 28416946

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 £230,000 - £240,000 *** A SPACIOUS FAMILY HOME IN A POPULAR RESIDENTIAL LOCATION *** Situated on Broad Oak Drive, Brinsley, this semi detached home offers well proportioned accommodation throughout and is ideal for families looking for a property with generous living space and a great sized garden. The property is conveniently located within a short drive of Eastwood town centre, offering a wide range of amenities, and benefits from ease of access to the M1, making it perfect for commuters. The accommodation comprises an entrance hallway leading into a spacious lounge with feature fireplace, open plan to a dining area which provides an ideal space for family meals and entertaining. From here there is access to a bright conservatory overlooking the rear garden, adding an additional reception space that can be enjoyed all year round. The kitchen is fitted with a range of wall and base units with integrated appliances and useful storage, along with access to the side of the property. To the first floor there are three bedrooms, two of which are comfortable doubles, along with a family bathroom fitted with a three piece suite including bath with shower over. Externally, the property benefits from off road parking via a brick paved driveway leading to a garage, providing useful storage or additional parking. To the rear is a generous garden offering a good degree of privacy, featuring patio seating areas, lawn, established borders and a shed, creating a fantastic outdoor space for families and entertaining. Offering spacious accommodation, a great garden and a convenient location, this lovely home is a fantastic opportunity for buyers looking to settle in a well regarded residential area. Contact our team today to arrange your viewing 0115 938 5577 (Option 2)

Ground Floor

Entrance Hall

UPVC double glazed entrance door, radiator, stairs to the first floor and door to the lounge.

Lounge

4.3m x 3.57m (14' 1" x 11' 9") UPVC double glazed window to the front, inset gas fire with brick built fireplace surround, radiator and open to the dining room.

Dining Area

3.17m x 2.61m (10' 5" x 8' 7") Radiator and sliding patio doors to the conservatory.

Conservatory

3.45m x 2.51m (11' 4" x 8' 3") Brick & uPVC double glazed construction and French doors to the rear garden.

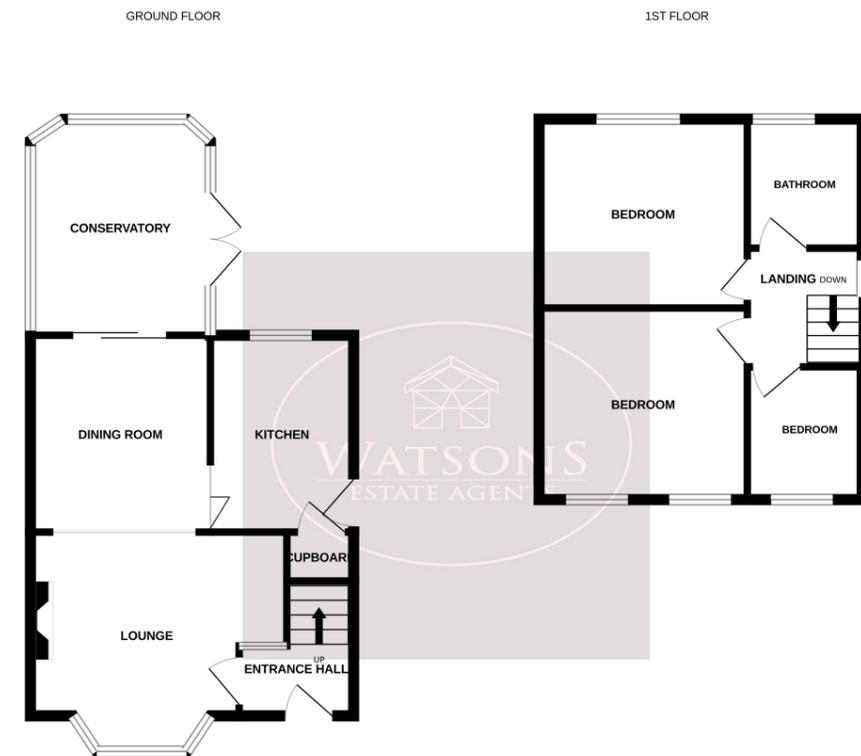
Kitchen

3.1m x 2.67m (10' 2" x 8' 9") A range of matching wall & base units, work surfaces incorporating an inset one & a half bowl sink & drainer unit with hot water tap and waste disposal. Integrated appliances to include: waist height double electric oven & grill, gas hob with extractor over, washing machine & dishwasher. Under stairs storage cupboard/walk in pantry, ceiling spotlights, radiator, uPVC double glazed window to the rear and door to the side.

First Floor

Landing

Obscured uPVC double glazed window to the side, access to the attic (fully boarded and housing the combination boiler), 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 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.
Made with Metropix 02/26

Bedroom 1

3.46m x 3.19m (11' 4" x 10' 6") UPVC double glazed window to the front, a range of fitted furniture and radiator.

Bedroom 2

3.34m x 3.34m (10' 11" x 10' 11") UPVC double glazed window to the rear, a range of fitted furniture and radiator.

Bedroom 3

2.52m x 2.1m (8' 3" x 6' 11") UPVC double glazed window to the front, fitted wardrobe, wood effect laminate flooring and radiator.

Bathroom

3 piece suite in white comprising: concealed cistern WC, vanity sink unit and Whirlpool bath with electric shower over. Chrome heated towel rail and obscured uPVC double glazed window to the rear.

Outside

To the front and alongside the property a brick paved driveway provides ample off road parking leading to the garage. The rear garden offers a good level of privacy and comprises a 2 tiered paved patio, a well tended lawn, timber built shed, feature pond and is enclosed by wall & timber fencing to the perimeter with gated access to the side.

*** AGENT NOTE ***

AGENT NOTE: The seller has provided us with the following information; the gas boiler is located in the loft, it is 12 years old and was last serviced in the summer of 2025. The solar panels are owned, as well as the inverta batteries; the solar panels are 10 years old and the batteries are 3 years old.