

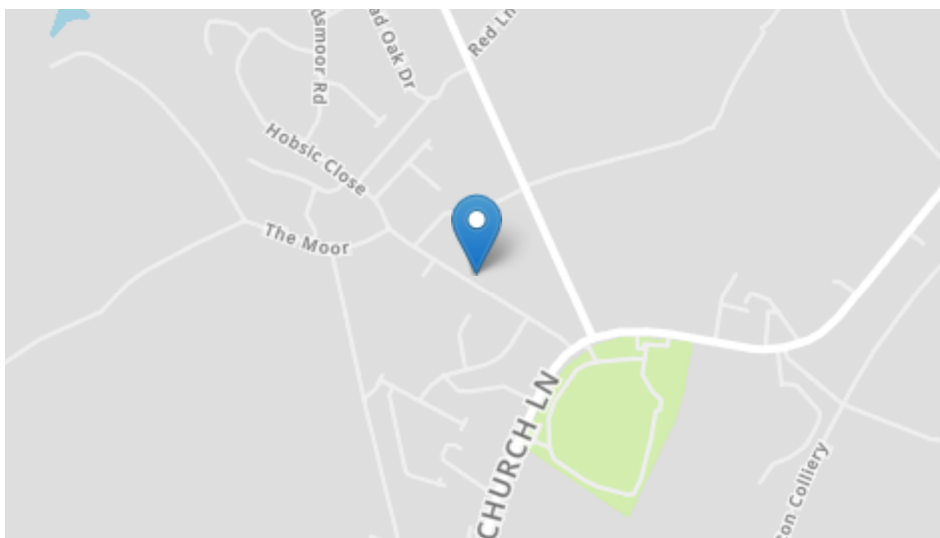
Moor Road, Brinsley, NG16 5AZ

Guide Price £350,000



Moor Road, Brinsley, NG16 5AZ

Guide Price £350,000



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C	73	
(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	



- Extended Detached Family Home
- 5 Bedrooms
- 2 Reception Rooms
- 2 En Suites & Family Bathroom
- Conservatory
- Off Road Parking
- Ease Of Access To A610 & M1
- Semi Rural Location

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 - 26925176

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 £350,000 - £375,000 *** FAMILY HOME IN A VILLAGE LOCATION *** This superb 5 bedroom detached home in the popular village of Brinsley is presented to a high standard throughout and will tick a number of boxes for families looking for their forever home. Stepping through the door you will be hit with the sense of space in this beautifully presented family home. The open plan breakfast kitchen, lounge, dining room and large conservatory overlooking the rear garden is the perfect space for entertaining friends and family. There is also the added benefit of a downstairs bedroom with three piece en suite. To the first floor landing giving access to four double in size bedrooms, the primary benefiting with an en suite and three of the bedrooms with fitted wardrobes, also to the first floor a four piece family bathroom. To the outside a front garden with driveway providing ample off road parking and to the rear an enclosed landscaped garden with two newly laid patio areas, a lawn area and summer house currently used as a bar. The village of Brinsley has a number of local amenities including a convenience store, chip shop, pharmacy and recreation ground. A wider range of amenities can be found in Eastwood Town Centre, just a short drive away. Regular Trent Barton buses run through the village with routes to Alfreton, Eastwood & Nottingham City Centre to name a few. This is a home that offers the best of both worlds, village life with everything in reach.

Ground Floor

Storm Canopy

With fitted spotlights.

Entrance Hall

Composite entrance door to the front, stairs with wooden rails to the first floor, sidewall panelling, under stairs storage and door to the lounge, kitchen & bedroom 2.

Lounge

4.23m x 3.46m (13' 11" x 11' 4") UPVC double glazed window to the front, inglenook fire place with inset multi fuel burner, tiled flooring with under floor heating and French doors leading to the dining room.

Dining Room

3.46m x 2.6m (11' 4" x 8' 6") Tiled flooring with underfloor heating and uPVC double glazed sliding patio doors leading to the conservatory.

Kitchen

5.58m x 4.07m (18' 4" x 13' 4") A range of matching wall & base units with under lighting, black granite work surfaces incorporating an inset stainless steel sink & drainer unit. Space for Range style cooker with extractor over. Integrated appliances to include, fridge freezer, washing machine & dishwasher. Ceiling spotlights, tiled flooring with under floor heating. UPVC double glazed window to the rear and uPVC double glazed French doors leading to the rear garden.

Conservatory

4.77m x 4.35m (15' 8" x 14' 3") Brick & uPVC double glazed construction, wood effect laminate flooring and uPVC double glazed French doors leading to the rear garden.

Bedroom 2

4.34m x 2.47m (14' 3" x 8' 1") UPVC double glazed window to the front, radiator, wardrobe and door to the en suite.

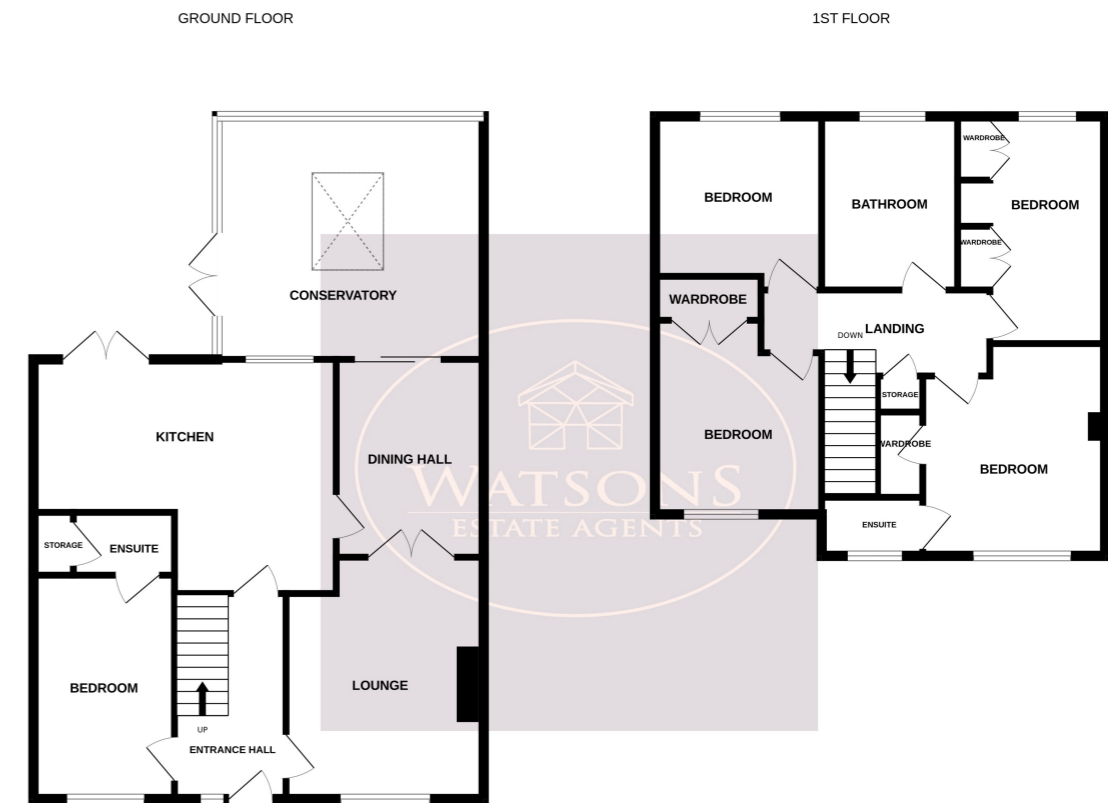
En Suite

3 piece suite in white comprising WC, wall mounted sink & shower cubicle. Heated towel rail and extractor fan.

First Floor

Landing

Doors to the primary bedroom, bedrooms 3, 4 & 5 and family 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 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.
Made with Metropix ©2023

Primary Bedroom

3.72m x 3.35m (12' 2" x 11' 0") UPVC double glazed window to the front, radiator and door to the en suite.

En Suite

2 piece suite comprising WC and wall mounted sink. Radiator and extractor fan.

Bedroom 3

4.0m x 2.98m (13' 1" x 9' 9") UPVC double glazed window to the front and radiator.

Bedroom 4

3.44m x 2.53m (11' 3" x 8' 4") UPVC double glazed window to the front and radiator.

Bedroom 5

2.75m x 2.74m (9' 0" x 9' 0") UPVC double glazed window to the rear and radiator.

Bathroom

4 piece suite in white comprising WC, wall mounted sink, freestanding bath and rainforest shower. Feature lighting, heated towel rail, extractor fan, tiled flooring with under floor heating and obscured uPVC double glazed window to the rear.

Outside

To the front of the property, a block paved driveway provides ample off road parking. The newly landscaped rear garden offers a good level of privacy and comprises a turfed lawn, 2 paved patio seating areas, timber built shed and timber built summer house/outside bar with power and light. The garden is enclosed by timber fencing to the perimeter with gated access to the side.