

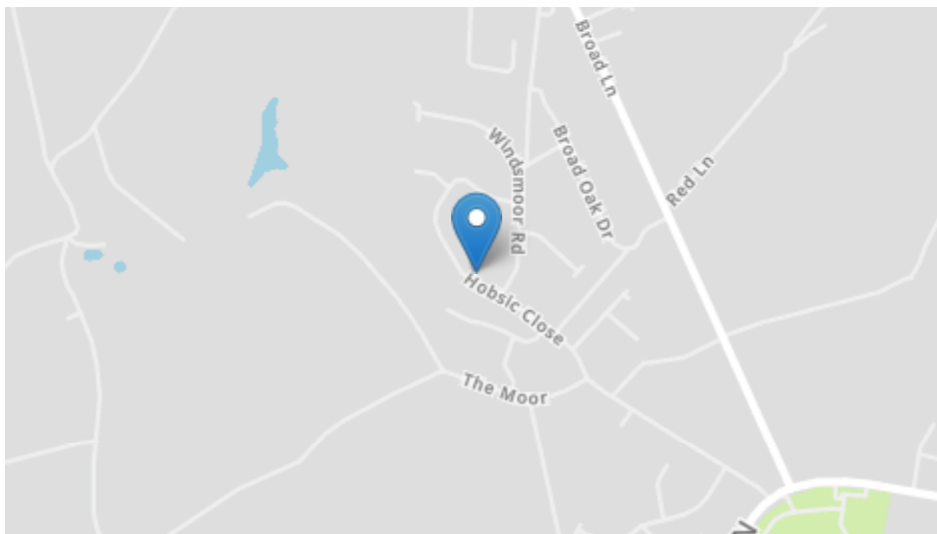
Hobsic Close, Brinsley, NG16 5AX

£260,000



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- Extended Semi Detached Home
- 3 Bedrooms
- Downstairs WC
- Open Plan Lounge Diner
- Off Road Parking & Garage
- Semi Rural Location
- Ease Of Access To M1
- Open Views To The Rear

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 - 26606054

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



\*\*\* FAMILY HOME IN A VILLAGE LOCATION \*\*\* This is no ordinary 3 bed semi! Occupying a prime spot in Brinsley with open views to the rear, this double storey extended home present an excellent option for people looking for something special. The property in brief comprises to the ground floor; entrance hall, w/c, newly fitted kitchen, lounge with bespoke log burner and dining room to the rear leading out to the rear garden. To the first floor a landing giving access to three bedrooms the primary bedroom being part of the extension and measuring nearly 7 metres, also to the first floor a four piece family bathroom. To the outside a front garden with driveway providing off road parking and giving access to the detached garage, to the rear an enclosed garden with patio and lawn areas with countryside views to the rear. 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. Certainly one not to be missed

## Ground Floor

### Entrance Hall

Entrance door to the front, stairs to the first floor, ceiling spotlights, radiator and doors to the kitchen, lounge and WC.

### WC

WC, wall mounted sink, obscured uPVC double glazed window to the side.

### Kitchen

3.41m x 2.49m (11' 2" x 8' 2") A range of matching wall & base units, work surfaces incorporating an inset one & a half bowl ceramic sink. Space for Range style cooker with extractor over. Plumbing for washing machine and plumbing and wiring for an American style fridge freezer. Ceiling spotlights, radiator and uPVC double glazed window to the front.

### Lounge

4.47m x 3.92m (14' 8" x 12' 10") UPVC double glazed window to the side, fireplace with inset multi fuel burner and radiator. Archway through to the dining area.

### Dining Area

4.38m x 2.27m (14' 4" x 7' 5") Radiator, wood effect laminate flooring and double glazed windows & double glazed French doors leading to the rear garden.



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 errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used as such for 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 Metropac 02023

## First Floor

### Landing

Doors to all bedrooms and bathroom.

### Bedroom 1

6.90m x 4.36m (22' 8" x 14' 4") UPVC double glazed window to the rear, radiator and fitted wardrobes.

### Bedroom 2

3.2m x 2.56m (10' 6" x 8' 5") UPVC double glazed window to the front and radiator.

### Bedroom 3

2.69m x 1.81m (8' 10" x 5' 11") UPVC double glazed window to the side, ceiling spotlights and radiator.

### Bathroom

4 piece suite in white comprising WC, pedestal sink unit, bath and shower cubicle. Chrome heated towel rail, storage cupboard, extractor fan and obscured uPVC double glazed windows to the front & side.

### Outside

To the front of the property is a turfed lawn, flower bed borders with a range of plants & shrubs. A driveway provides ample off road parking and leads to the detached garage with up & over door and power. The driveway is secured by double wooden gates to the front. The rear garden offers a good level of privacy with open views over nearby countryside and comprises a paved patio, turfed lawn, flower bed borders with a range of plants & shrubs and a further paved patio to the rear. The garden is enclosed by timber fencing to the perimeter with gated access to the side.