

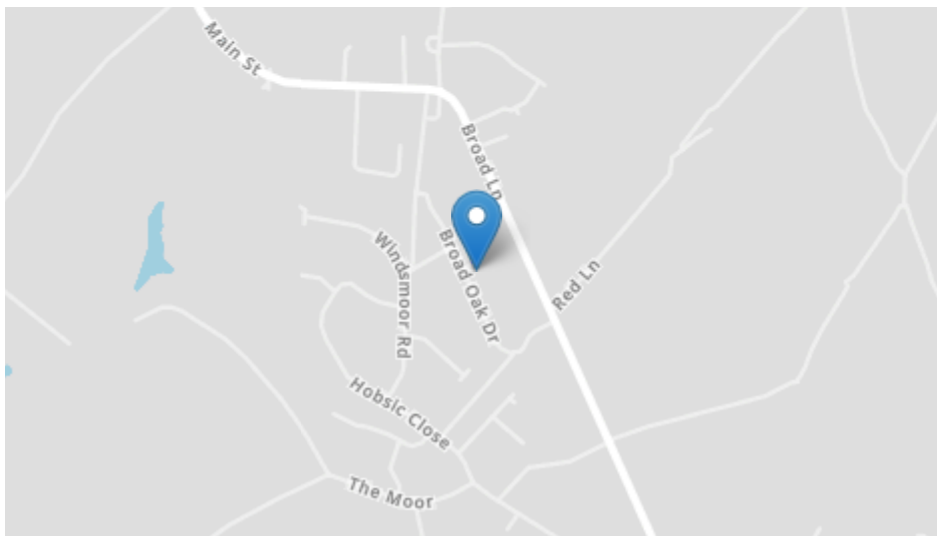
Broad Oak Drive, Brinsley, Nottingham, NG16 5DJ

Offers Over £240,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		85
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	70	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	



- Semi Detached Family Home
- 3 Bedrooms
- Driveway & Garage
- Low Maintenance Garden
- Popular Village Location
- Short Drive To Eastwood Town Centre
- Fully Renovated Throughout
- Viewing A Must!

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 - 26560077

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





\*\*\* STYLISH & FUNCTIONAL \*\*\* All the hard work has been done which means you can move into this 3 bedroom semi detached home in Brinsley with minimal fuss. Viewing is HIGHLY RECOMMENDED. The accommodation is both stylish & functional and comprises in brief; entrance hall, open plan lounge diner which can easily be separated by bi-fold doors, recently refitted kitchen which is also open plan to the dining area, upstairs landing to the 3 bedrooms and a recently refitted bathroom. The property has recently had new uPVC windows & composite doors, been fully rewired and had new plumbing installed for total peace of mind. Outside, there is off street parking for multiple cars, whilst to the rear. The property sits amongst similar properties in the sought after village in Brinsley, which has a number of local amenities and is just a short drive to Eastwood Town Centre. The village is well served by public transport and nearby schools include Brinsley Primary & Hall Park Academy.

## Ground Floor

### Entrance Hall

1. 86m x 1.00m Entrance door, stairs to the first floor and door to the lounge.

### Lounge

4.3m x 3.5m (14' 1" x 11' 6") UPVC double glazed bay window to the front, radiator, USB sockets and bi fold doors leading to;

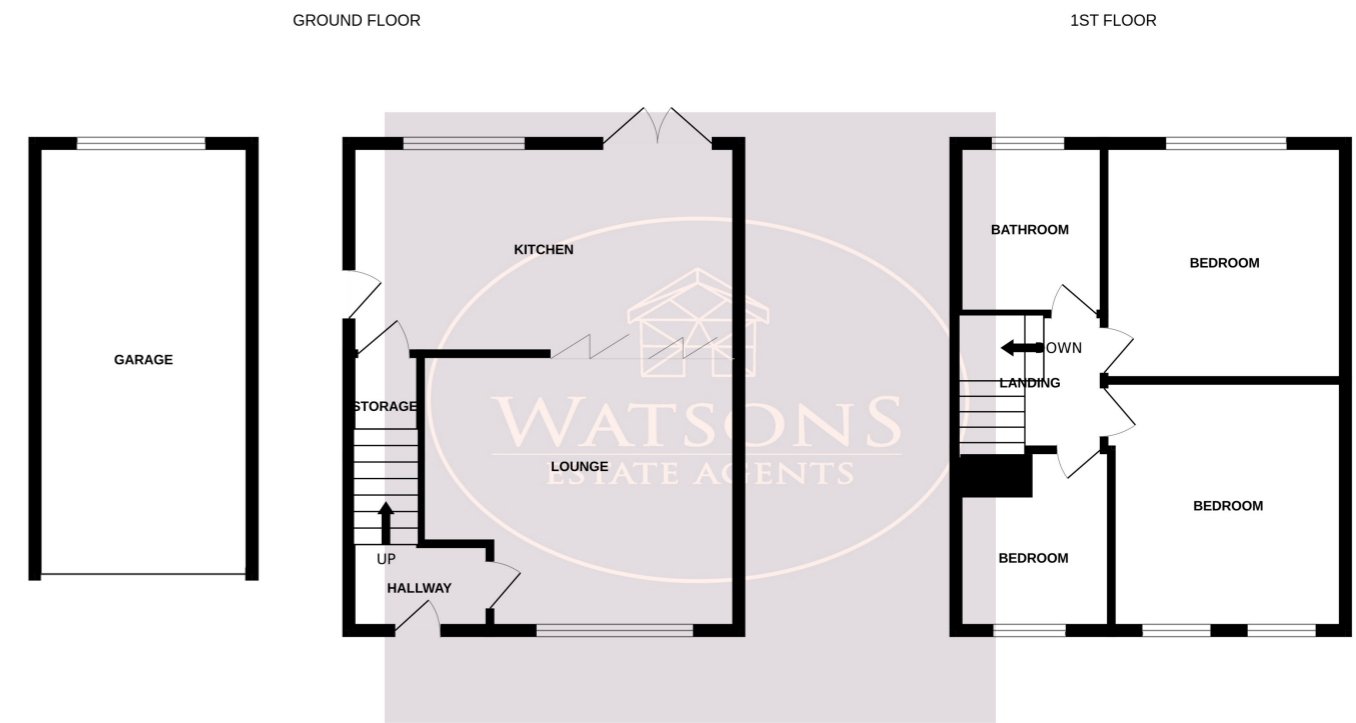
### Dining Area

2.9m x 2.51m (9' 6" x 8' 3") UPVC double glazed French doors to the rear, radiator and door to the kitchen.

### Kitchen

5.21m x 2.87m A range of matching wall & base units, work surfaces incorporating a stainless steel sink & drainer unit. Integrated waist height oven & grill with an induction electric hob. Breakfast bar, plumbing for washing machine, under stairs storage, wall mounted combination boiler, USB sockets, uPVC double glazed window to the rear and external door to the side.

## First Floor



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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### Landing

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

### Bedroom 1

3.37m x 3.16m (11' 1" x 10' 4") 2 double glazed windows to the front, USB sockets and radiator.

### Bedroom 2

3.3m x 3.24m (10' 10" x 10' 8") Double glazed window to the rear, USB sockets and radiator.

### Bedroom 3

2.56m x 2.12m (8' 5" x 6' 11") Double glazed window to the front and radiator.

### Bathroom

3 piece suite comprising WC, pedestal sink unit and bath with electric shower over. Storage cupboard, obscured double glazed window to the rear and radiator.

### Outside

The front garden is lawned with flower bed borders and a range of plants & shrubs. A concrete driveway which provides off road parking and leads to the detached single garage with up & over door. The rear garden is mainly paved with gravel sections providing a low maintenance outdoor space. The garden is enclosed by timber fencing with gated access to the side.