

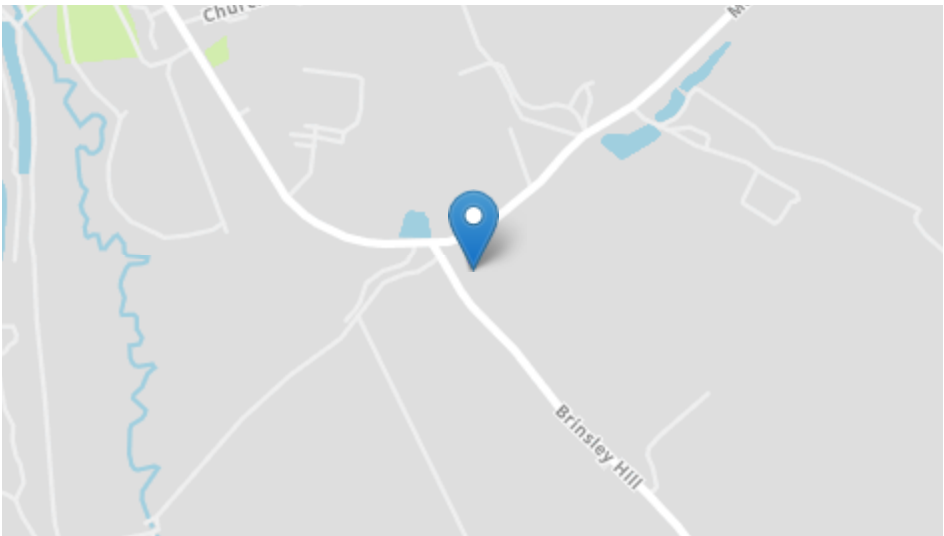
Brinsley Hill, Jacksdale, NG16 5HT


Offers Over £270,000



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A	54	100
(81-91) B		
(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 Extended Family Home
- Well Presented Throughout
- Three Good Size Bedrooms
- Light & Airy Lounge
- Open Plan Dining Kitchen
- Generous Garden Room
- Modern Four Piece Bathroom Suite
- Country Side Views To Front And Rear
- Enclosed Well Established Rear Garden
- Ample Off Road Parking

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 - 29314432

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



*** SPACE, STYLE, CHARACTER AND COUNTRYSIDE VIEWS ABOUND ON BRINSLEY HILL! *** This wonderful, traditional bay fronted 3 bedroom semi detached home is located in a premium position with lovely countryside views to the front. Boasting light and airy, stylish accommodation comprising of an entrance hallway, living room, dining kitchen which opens to a delightful garden room and to the first floor 3 bedrooms with wonderful countryside views to the front and a family bathroom. Parking is provided via a large private driveway and there are very well maintained gardens to the front and rear. Located in the desirable village of Jacksdale, the property is located within a short distance to the village centre with many shops, pubs, schools and fabulous country walks! To book your viewing call us today on 0115 938 5577 (option 2).

Ground Floor

Entrance Hall

UPVC entrance door, radiator, Karndean flooring, stairs to first floor with understairs storage housing combination boiler and doors to lounge and dining kitchen.

Lounge

414m x 3.63m (1358' 3" x 11' 11") UPVC double glazed bay window to the front, radiator, feature fireplace with inset gas fire and Karndean flooring.

Dining Kitchen

5.80m x 3.45m (19' 0" x 11' 4") A range of matching wall and base units with with work surfaces incorporating an inset stainless steel sink & drainer unit. Integrated appliances including electric oven, electric hob with extractor fan over, fridge, freezer, and washing machine. Karndean flooring, radiator and open access to garden room.

Garden Room

4.72m x 3.00m (15' 6" x 9' 10") UPVC double glazed windows to the rear, Karndean flooring, Velux window, radiator and French doors to the garden with stunning views.

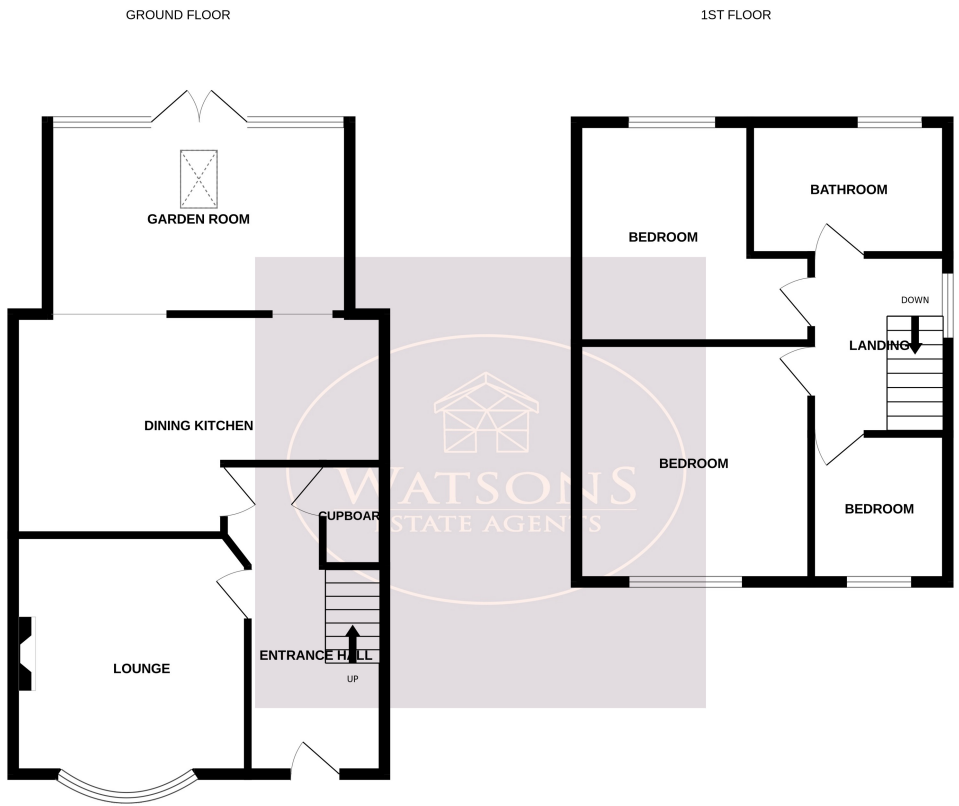
First Floor

First Floor Landing

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

Bedroom 1

3.69m x 3.68m (12' 1" x 12' 1") UPVC double glazed window to the front, laminate wood flooring and radiator.



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 v2025

Bedroom 2

3.69m x 3.41m (12' 1" x 11' 2") UPVC double glazed window to the rear and radiator.

Bedroom 3

2.35m x 1.90m (7' 9" x 6' 3") UPVC double glazed window to the front and radiator.

Bathroom

White four piece suite comprising wc, vanity sink with storage under, tiled panel bath and mains fed cubicle shower. Obscured uPVC double glazed window to the rear, tiled flooring and walls, extractor fan and radiator.

Outside

The front of the property features stunning views, ample tarmacadam driveway leading to the entrance door with flower bed edges and a small turfed lawn with wrought iron gate access to the rear of the property and is palisaded by timber fencing. The rear garden has a patio seating area large turfed lawn with flower bed borders with well established plants, shrubbery and trees. There is a glass greenhouse and timber shed, stunning views to the rear and the garden is enclosed by timber fencing.

*** AGENT NOTE ***

Agent Note: The seller has provided us with the following information, the gas combination boiler is located in the under stairs storage and is 5/6 years old, it was last services in 2025.