

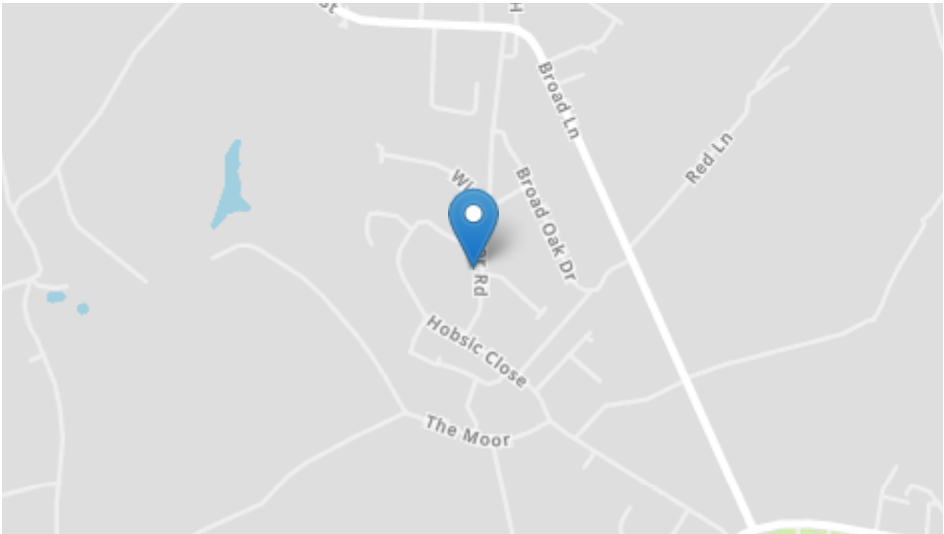
Windsmoor Road, Brinsley, NG16 5DA

Offers Over £270,000



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	65	80
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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 - 28763982



- Extended Detached Bungalow
- 2 Double Bedrooms
- Open Plan Lounge & Dining Room
- Modern Fitted Kitchen
- 2 Shower Rooms
- Driveway & Detached Garage
- Low Maintenance Rear Garden
- Sought After Residential Location
- No Upward Chain

Our Seller says....

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



*** BRING YOUR SUITCASE & MOVE STRAIGHT IN! *** If you're looking for a modern bungalow you can move straight into without any hassle, then this CHAIN FREE home could be the one for you. The property has been extended to the rear, with accommodation in brief comprising; welcoming entrance hallway, 2 DOUBLE bedrooms, modern re-fitted kitchen, 2 shower rooms and open plan lounge & dining room. Externally there is a private & low maintenance rear garden and to the front, ample off road parking, detached garage and well maintained front garden. Whilst the semi rural village of Brinsley offers seclusion with beautiful countryside on the doorstep, local amenities are within easy reach as well as Eastwood Town Centre where you will find a wide array of amenities including medical practices, retail shops, super markets and transport links. A viewing is essential to appreciate all this bungalow has to offer - call our team today to arrange your viewing!

Entrance Hall

UPVC double glazed window and entrance door to the side. Laminate wood flooring and built in storage cupboard housing the hot water tank. Doors to both bedrooms, dining room, kitchen and both shower rooms.

Dining Room

2.87m x 3.35m (9' 5" x 11' 0") Laminate wood flooring, radiator and open to the lounge.

Lounge

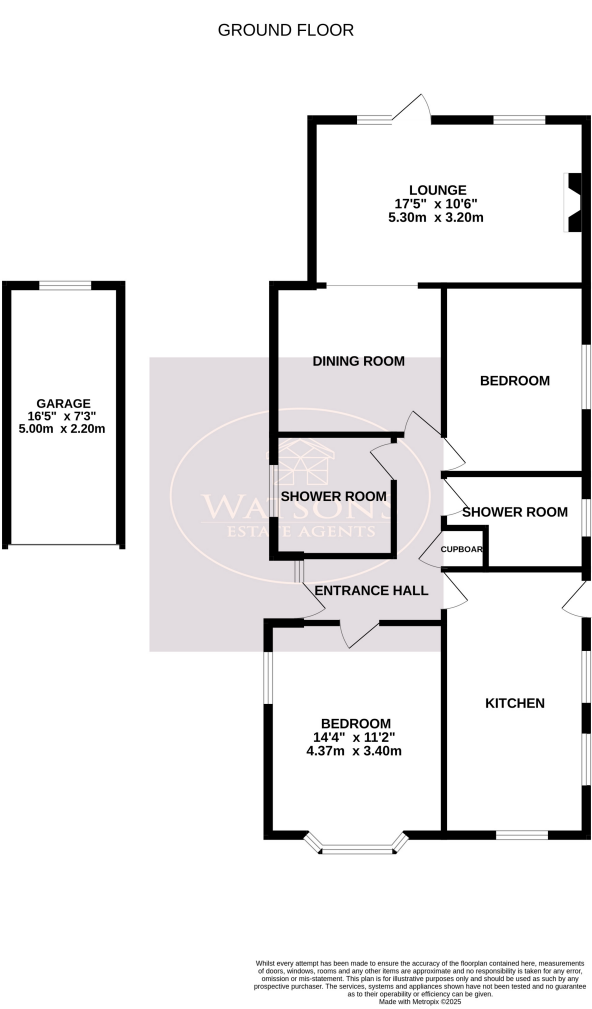
5.38m x 3.38m (17' 8" x 11' 1") 2 uPVC double glazed windows to the rear and uPVC double glazed door leading to the balcony. Laminate wood flooring, radiator and feature fireplace surround.

Kitchen

5.13m x 2.68m (16' 10" x 8' 10") A range of matching high gloss wall and base units with worksurfaces incorporating an inset 1.5 bowl Teflon sink & drainer unit. Integrated appliances including fridge freezer, waist height electric oven and gas hob. Ceiling spotlights, radiator, cupboard housing the combination boiler, plumbing for washing machine and dishwasher. UPVC double glazed windows to the front and side and uPVC door to the side.

Shower Room 1

2.49m x 2.32m (8' 2" x 7' 7") White 3 piece suite comprising wc, vanity sink unit with storage and corner shower cubicle with electric shower. Fully tiled walls, towel rail and obscured uPVC double glazed window to the side.



Shower Room 2

2.7m x 1.83m (8' 10" x 6' 0") White 3 piece suite comprising wc, vanity sink unit with storage and shower cubicle with mains fed shower. Fully tiled walls, radiator and obscured uPVC double glazed window to the side.

Bedroom 1

4.12m x 3.35m (13' 6" x 11' 0") UPVC double glazed bay window to the front and window to the side. Laminate wood flooring and vertical radiator.

Bedroom 2

3.65m x 2.74m (12' 0" x 9' 0") UPVC double glazed window to the side and vertical radiator.

Outside

To the front of the property is a landscaped garden with paved patio area, decorative gravel borders and flower bed borders housing a range of plants and shrubs. The concrete driveway provides ample off road parking for multiple vehicles and leads alongside to the detached garage fitted with electric up & over door, lighting and power. The Southwest facing rear garden is enclosed by timber fencing to the perimeter with gated access to the side. The landscaped rear garden comprises timber balcony with artificial lawn, outdoor power points and steps leading down to the brick paved seating area, turfed lawn and concrete patio seating area with wooden pergola.