

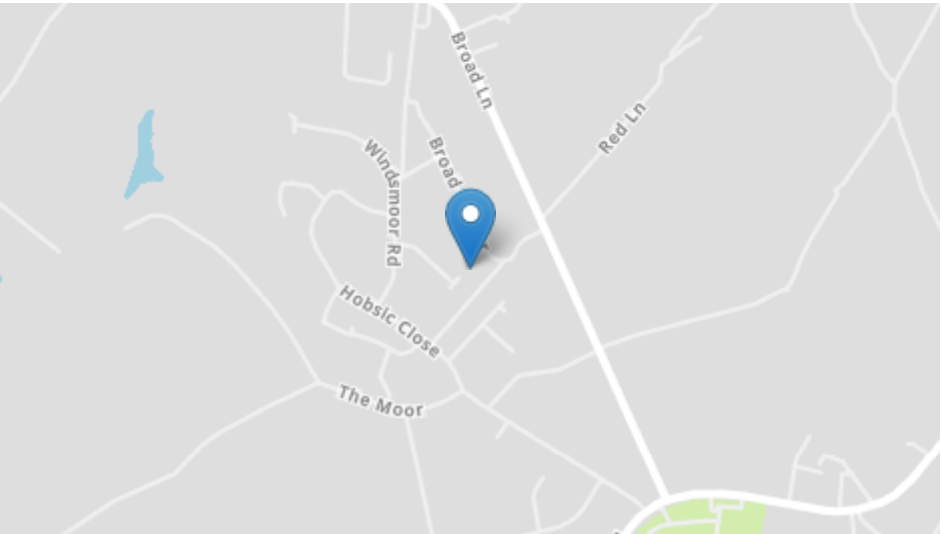
St James Drive, Brinsley, NG16 5DB

Offers Over £300,000



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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>		84
(69-80) <b>C</b>		
(55-68) <b>D</b>	65	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



- 4 Bedrooms
- 2 Reception Rooms
- En Suite WC to Primary Bedroom
- Driveway & Oversized Garage
- Private Rear Garden
- Short Drive To Eastwood Town Centre
- Ease Of Access to M1
- Detached Dormer Bungalow

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 - 26659614

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





\*\*\* NO ORDINARY BUNGALOW! \*\*\* This detached bungalow is tucked away on a quiet cul-de-sac in the desirable village of Brinsley. This extended, versatile space would suit families as well as those who want to downsize without compromise. In brief, the ground floor accommodation comprises; entrance hall, 3 steps down to the lounge, dining kitchen, 3 good sized bedrooms and a shower room. To the first floor is a further double bedroom and WC. Outside, the generous plot has a good sized driveway and double length garage to provide a good amount of off street parking, whilst the appealing rear garden is low maintenance.

The house has been updated to include a shower room, electrical switch box, boiler, replacement front and back UPVC doors, window panes, upstairs toilet and sink, a patio area to the rear, stone paving to the rear and side of the house and the alarm system has been upgraded to be pet friendly. There is partly boarded loft storage and a storage cupboard in the hallway.

Whilst the semi rural village of Brinsley offers seclusion with beautiful countryside on the doorstep, all the shops & amenities of Eastwood - as well as schools - are only around a mile away. Viewing is advised to see how this could work for you, call our sales team now.

Ground Floor

Entrance Hall

UPVC double glazed entrance door to the front, 2 uPVC double glazed windows to the side, 2 radiators, airing cupboard housing the combination boiler, ceiling spotlights. French doors to the dining area and stairs to the first floor leading to the primary bedroom and WC.

Dining Area

4.2m x 3.39m (13' 9" x 11' 1") UPVC double glazed bay window to the front, radiator, open to the kitchen area and step to the inner hall.

Kitchen Area

4.31m x 2.76m (14' 2" x 9' 1") A range of matching wall & base units, work surfaces incorporating a twin stainless steel sink. Integrated electric oven & halogen hob with extractor over. Plumbing for washing machine & dishwasher. UPVC double glazed windows to the side & front and door to the side.

Inner Hall

Doors to the lounge, bedrooms 2, 3 & 4 and shower room. Stairs to the first floor.

Lounge

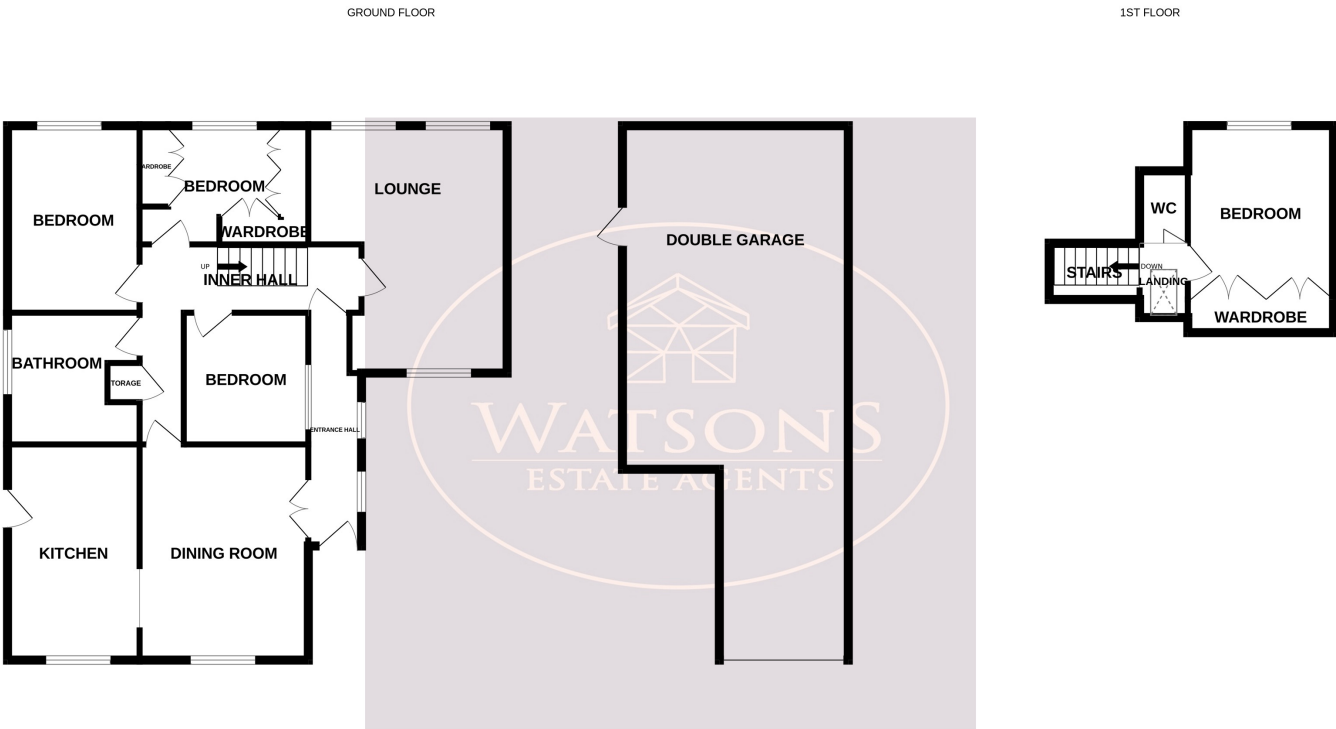
4.8m x 3.92m (15' 9" x 12' 10") Three steps down upon entry. UPVC double glazed window to the front, 2 uPVC double glazed window to the rear and uPVC double glazed window to the front.

Bedroom 2

3.77m x 2.82m (12' 4" x 9' 3") UPVC double glazed window to the rear and radiator.

Bedroom 3

3.5m x 2.39m (11' 6" x 7' 10") UPVC double glazed window to the rear 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.  
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Bedroom 4

2.52m x 2.45m (8' 3" x 8' 0") Radiator and a range of fitted wardrobes.

Bathroom

3 piece suite in white comprising WC, vanity sink unit and shower cubicle with electric shower. Chrome heated towel rail, ceiling spotlights, obscured uPVC double glazed window to the side and extractor fan.

First Floor

Primary Bedroom

3.44m x 2.92m (11' 3" x 9' 7") UPVC double glazed window to the rear, radiator and fitted eaves storage. Door to the en suite WC.

WC

Macerator WC and wall mounted sink.

Outside

To the front of the property are decorative gravel beds. A stone mastic asphalt driveway running alongside the property provides ample off road parking and leads to the oversized detached garage measuring 10.9m x 2.5m (4.7m max) with up & over door and power. The low maintenance rear garden comprises a paved patio, turfed lawn, flower bed borders with a range of plants & shrub and is enclosed by timber fencing to the perimeter.