

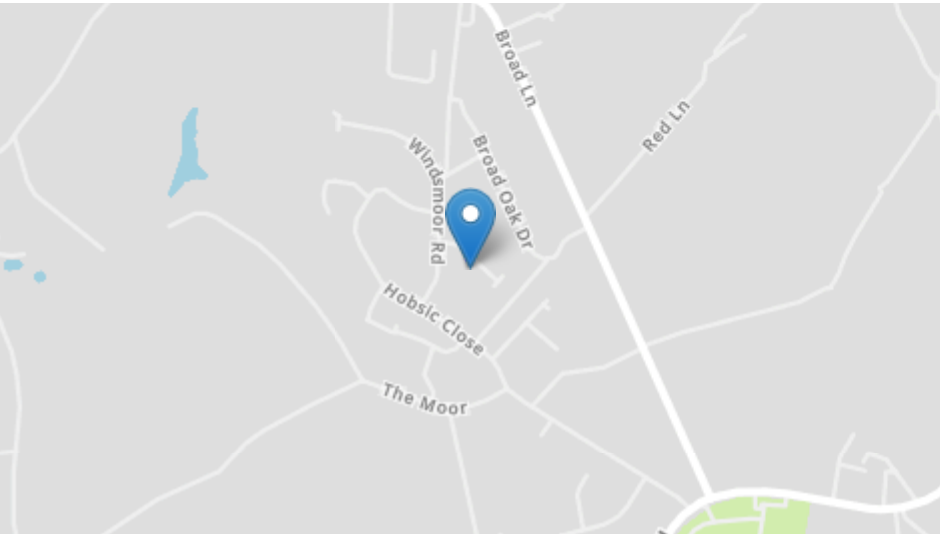
St James Drive, Brinsley, NG16 5DB

Offers in the Region of £240,000



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		88
(81-91) B		
(69-80) C	72	
(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



- Detached Bungalow
- 3 Bedrooms
- Spacious Lounge
- Fitted Dining Kitchen
- Driveway & Detached Garage
- Private South West Facing Rear Garden
- Cul De Sac Position
- Sought After Village Location
- No Upward Chain

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 - 28804541

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



*** LIVE YOUR LIFE ON ONE LEVEL *** NO FORWARD CHAIN *** Positioned in a quiet cul-de-sac upon a SOUTH WEST facing plot is this excellent 3 bedroom detached bungalow! Located within the desirable village of Brinsley this charming bungalow comprises a kitchen/diner, lounge, shower room and 3 bedrooms. Externally there is private parking with space for a caravan/motorhome, garage and a generous south west facing garden to the rear. This fantastic bungalow will appeal to a wide variety of buyers so call us today to book your viewing!

Ground Floor

Entrance Hall

UPVC double glazed entrance door to the side, radiator built in storage cupboard and access to the attic. Doors to the lounge, dining kitchen, shower room and all bedrooms.

Lounge

4.21m x 3.34m (13' 10" x 10' 11") UPVC double glazed bay window to the front, and window to the side. Feature fireplace surround with inset real flame gas fire and radiator.

Dining Kitchen

5.12m x 2.72m (16' 10" x 8' 11") A range of matching wall & base units with worksurfaces incorporating an inset stainless steel sink and drainer unit. Integrated appliances including electric oven and hob with extractor over. Tiled floor, 2 radiators, wall mounted combination boiler and plumbing for washing machine. UPVC double glazed windows to the rear and side.

Bedroom 1

3.63m x 2.75m (11' 11" x 9' 0") UPVC double glazed window to the rear and radiator.

Bedroom 2

3.36m x 2.76m (11' 0" x 9' 1") UPVC double glazed windows and French doors to the rear. Radiator.

Bedroom 3

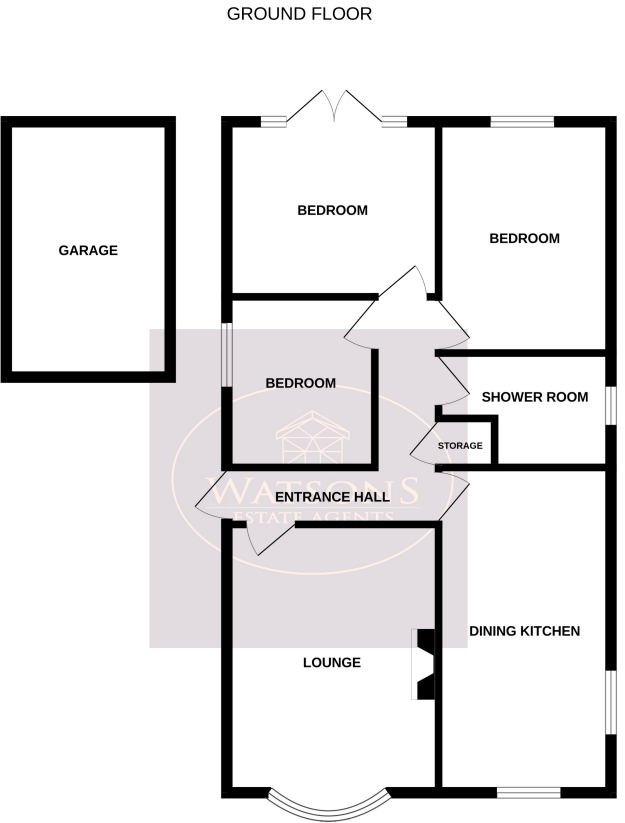
2.38m x 2.31m (7' 10" x 7' 7") UPVC double glazed window to the side and radiator.

Shower Room

White 3 piece suite comprising wc, vanity sink unit with storage and shower cubicle with electric shower. Partly tiled walls, radiator and obscured uPVC double glazed window to the side.

Outside

The front of the property is palisaded by brick wall and comprises turfed lawn, flower bed borders with a range of plants and shrubs, concrete driveway providing ample off road parking leading alongside to the detached garage fitted with up & over door and power. The South West facing rear garden is enclosed by timber fencing to the perimeter with gated access to the side and comprises timber decking, paved patio seating area, turfed lawn and flower bed borders with a range of plants and shrubs.



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 quality or efficiency can be given. Made with Metropix 12/2025