



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them. Plan produced using PlanUp.



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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Clements Drive, Brierfield, BB9 5TA

Offers Over £200,000

THREE BED DETACHED BUNGALOW NOT TO BE MISSED

Welcome to this charming detached bungalow located on Clements Drive in the sought-after estate of Brierfield, Nelson. This property boasts three bedrooms, ideal for a growing family or those in need of extra space. The spacious reception room offers a comfortable area to relax and entertain guests.

One of the highlights of this property is the drive for off-road parking, ensuring convenience for you and your visitors. The good-sized plot provides ample outdoor space for gardening, outdoor activities, or simply enjoying the fresh air.

If you are looking for a peaceful retreat in a desirable location, this detached bungalow on Clements Drive could be the perfect place to call home. Don't miss out on the opportunity to make this property your own and enjoy the benefits of bungalow living in this lovely neighbourhood.

Clements Drive, Brierfield, BB9 5TA

Offers Over £200,000



- Tenure Freehold
- Council Tax Band C
- EPC Rating C
- Off Road Parking With Driveway
- Detached Bungalow Property
- Three Bedrooms
- Fitted Kitchen And Three Piece Bathroom Suite
- Sought After Area
- Ideal Home For A Small Family
- Easy Access To Major Commuter Routes

Entrance

Ground Floor

UPVC door to kitchen.

Kitchen

UPVC double glazed window, central heating radiator, range of wall and base units, laminate worktops, oven with four ring induction hob, tiled splash back, extractor hood, stainless steel one and a half sink and drainer with mixer tap and draining board, plumbed for washing machine, dryer, space for an American fridge freezer, LED spotlights, smoke alarm, door to reception room/dining area and laminate flooring.

Reception Room/Dining area

UPVC double glazed window, central heating radiator, smoke alarm, coving, television point, laminate flooring and door to inner hallway.

Inner Hallway

Doors to three bedrooms and bathroom.

Bedroom One

UPVC double glazed French doors to rear garden, central heating radiator and coving.

Bedroom Two

UPVC double glazed French doors to rear garden, central heating radiator and coving.

Bedroom Three

UPVC double glazed window, central heating radiator, coving and laminate flooring.

Bathroom

UPVC double glazed frosted window, central heating towel rail, dual flush WC, pedestal wash basin with mixer tap, panelled bath with mixer tap, overhead electric feed shower, tiled elevation and tiled floor.

External

Rear

Paved patio, laid to lawn garden, greenhouse, flower beds and paved seating area.

Front

Ample driveway space, laid to lawn garden, flower beds, gated access to front of property, access to rear garden and access to garage.

