



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		81
(81-91)	B		
(69-80)	C	68	
(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.

Watkins Close, Brierfield, BB9 5TB Offers In The Region Of £269,950

A STUNNING FOUR-BED FAMILY HOME

Welcome to this charming property located in Watkins Close, Brierfield, Nelson. This delightful house boasts ample off-road parking to the rear, making it convenient for you and your guests. Situated on a stunning corner plot, this home offers a unique and spacious outdoor area for you to enjoy.

One of the highlights of this property is the sun trap garden, perfect for soaking up the sun on lazy weekends or hosting summer gatherings with friends and family. With four full-size double bedrooms, there is plenty of space for a growing family or for accommodating guests comfortably.

Imagine coming home to this lovely house, where you can relax in the sun-filled garden or entertain loved ones in the ample living space. Don't miss out on the opportunity to make this property your own and create lasting memories in this wonderful home.

Watkins Close, Brierfield, BB9 5TB

Offers In The Region Of £269,950



- Detached Property
- Fitted Kitchen
- Off Road Parking
- EPC Rating: D
- Four Bedrooms
- Spacious Conservatory
- Leasehold
- Two Reception Rooms
- Enclosed Low Maintenance Rear Garden
- Council Tax Band: D

Ground Floor

Hall

15'5 x 5'9 (4.70m x 1.75m)

Composite double glazed frosted glass entrance door, UPVC double glazed frosted glass window, stairs to first floor and doors to under stairs storage, reception room one and bedroom four

Reception Room One

12'7 x 11'9 (3.84m x 3.58m)

UPVC double glazed window, central heating radiator, electric fire in marble surround, wood mantle, wood effect flooring and open to reception room two.

Reception Room Two

11'11 x 7'6 (3.63m x 2.29m)

Central heating radiator, wood effect flooring, door to kitchen and UPVC double glazed leded French doors to conservatory.

Kitchen

16'11 x 11'11 (5.16m x 3.63m)

UPVC double glazed leded window, gloss wall and base units, Quartz effect worktops, one and half bowl composite sink with draining board and mixer tap, tiled splash back, space for range cooker, extractor hood, integrated dishwasher, plumbing for washing machine, space for dryer, space for American style fridge freezer, breakfast bar, tile effect flooring and UPVC double glazed door to rear.

Conservatory

16'4 x 6'8 (4.98m x 2.03m)

UPVC double glazed windows, central heating radiator, tiled floor and UPVC French doors to rear.

Bedroom Four

12'2 x 9'5 (3.71m x 2.87m)

UPVC double glazed leded window and central heating radiator.

First Floor

Landing

17'6 x 5'9 (5.33m x 1.75m)

UPVC double glazed leded window, central heating radiator, loft access, smoke detector and doors to three bedrooms and bathroom.

Bedroom One

13'10 x 9'5 (4.22m x 2.87m)

UPVC double glazed leded window, central heating radiator, fitted wardrobes and door to en suite.

En Suite

9'5 x 4'1 (2.87m x 1.24m)

UPVC double glazed frosted leded window, central heated towel rail, spotlights, dual flush WC, vanity top wash basin with mixer tap, direct feed rainfall shower in double enclosure, boiler, PVC clad ceiling, tiled elevations and vinyl flooring.

Bedroom Two

12'5 x 9' (3.78m x 2.74m)

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

Bedroom Three

11'9 x 9' (3.58m x 2.74m)

UPVC double glazed leded window and central heating radiator.

Bathroom

6'8 x 5'9 (2.03m x 1.75m)

UPVC double glazed frosted leded window, central heated towel rail, spotlights, dual flush WC, wall mounted vanity top wash basin with mixer tap, panel bath with mixer tap and direct feed shower over, PVC clad ceiling, tiled elevations and laminate flooring.

External

Front

Laid to lawn, paved steps and bedding areas.

Rear

Paved patio, raised decking, gate to side parking area and gate to bin storage and three timber sheds.

Side

Block paved drive for off road parking.

