



74 Hobsic Close

Brinsley NG16 5AX

£290,000



74 Hobsic Close Brinsley NG16 5AX

This extended and spacious bay-fronted traditional detached bungalow is situated in the highly sought-after area of Brinsley, offering incredible potential.

The property briefly comprises; large entrance hallway, a generous lounge with patio doors overlooking the beautiful garden, fitted kitchen and spacious dining room, three double bedrooms, and a family shower room.

Outside, the property benefits from off-street parking and a charming, well-established garden filled with mature plants and trees. With its generous size and versatile layout, this home truly needs to be seen to be fully appreciated.

Village location situated close to local shops and Local village Public Houses. Also within easy reach of M1 Motorway at Junction 27. Bus routes and Schools also close by.





Entrance Hall

26'10" x 3'4" (8.18m x 1.02m)

Double glazed door to the front elevation, doors off, radiator & fitted carpet.

Lounge

23'11" x 11'3" (7.29m x 3.43m)

Double glazed window to the side elevations, double glazed patio doors onto the rear garden, fireplace housing electric fire, two radiators & fitted carpet.

Dining Room

14'7" x 9'7" (4.45m x 2.92m)

Double glazed windows to the rear & side elevations, (fireplace housing gas fire not working), radiator & fitted carpet.



Kitchen

14'6" x 9'4" (4.42m x 2.84m)

Double glazed door & window to the side elevation, wall & base units with laminate worktop over, stainless steel sink & drainer with mixer tap, tiled surround, electric oven & gas hob with extractor over, space for fridge/freezer, plumbed for washing machine, wall mounted boiler, radiator & tiled flooring.



Bedroom One

13'6" x 10'11" (4.11m x 3.33m)

Double glazed bay window to the front elevation, radiator & fitted carpet, fitted wardrobes.

Bedroom Two

10'11" x 10'11" (3.33m x 3.33m)

Double glazed bay window to the front elevation with window seat with storage, radiator & fitted carpet.

Bedroom Three

10'11" x 10'10" (3.33m x 3.30m)

Two double glazed window to the side elevation, loft hatch, radiator.





Shower Room

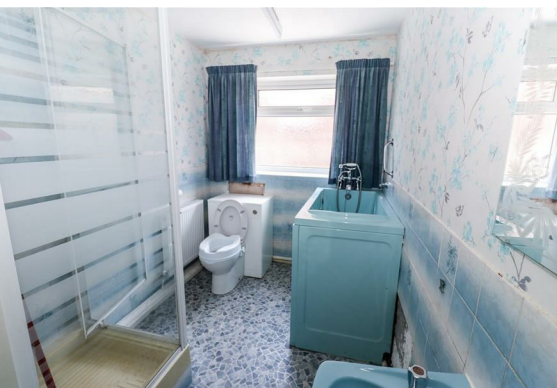
10'5" x 6'5" (3.18m x 1.96m)

Frosted double glazed window to the side elevation, walk in cubicle with mains feed shower, further mobility shower bath, low flush WC, wash hand basin, tiled walls, radiator & vinyl flooring.

Outside

Rear Garden

This property features a generous rear garden that offers a perfect outdoor living space. It includes a spacious patio area ideal for entertaining and relaxing, along with a decked seating area for outdoor dining. The lawn provides a lush, green space, complemented by well-stocked borders bursting with a variety of plants, shrubs, and trees, adding colour and interest throughout the seasons. Additionally, there are pretty trees enhancing the garden's charm, raised vegetable beds for those interested in gardening, and practical wooden sheds for storage. The garden is enclosed by a fence and hedged boundary, ensuring privacy and a well-defined outdoor area.

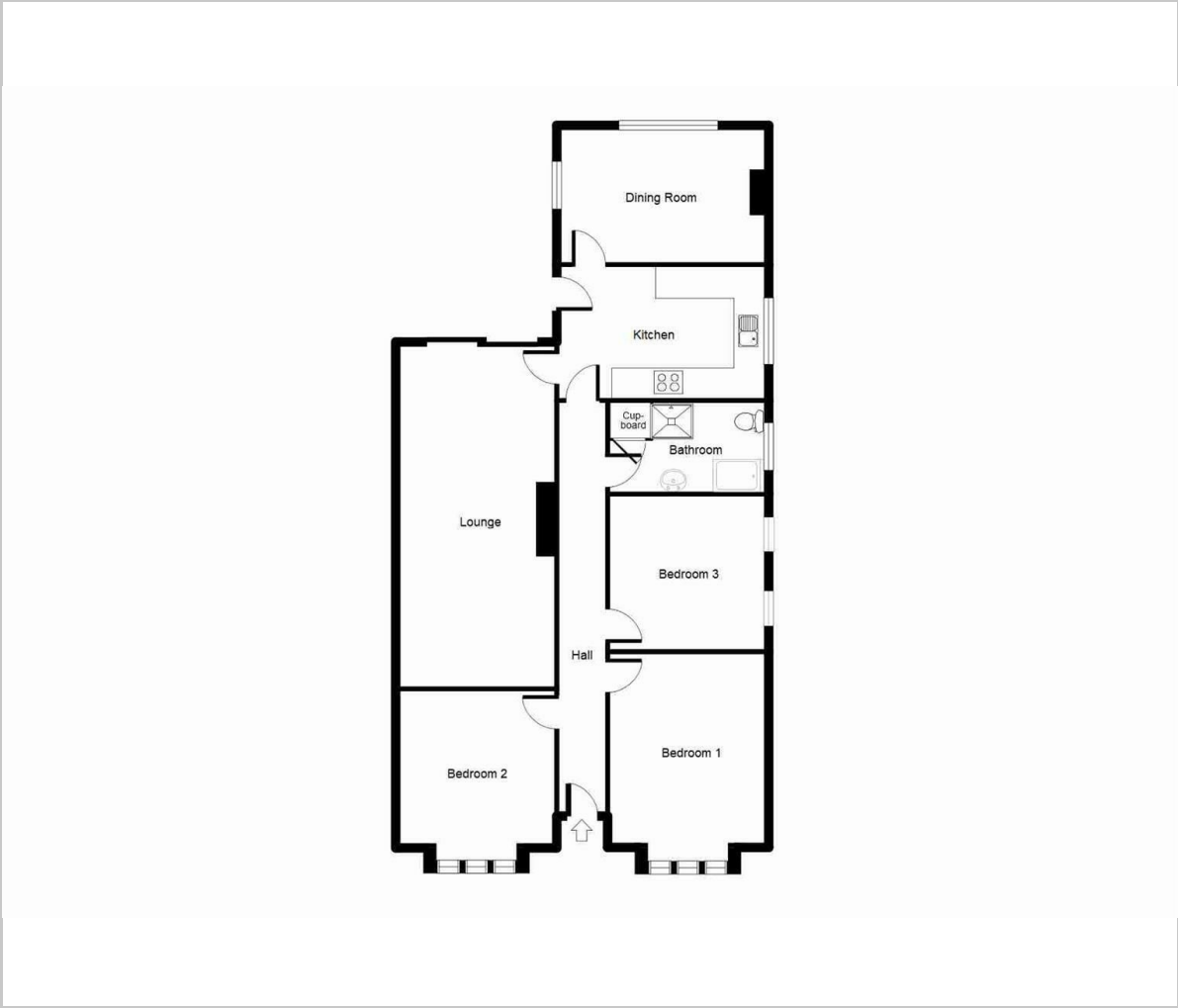


Frontage

This property benefits from a driveway providing parking for several vehicles, offering convenient and secure off-road parking. There is a wooden side gate leading to the rear of the property, facilitating easy access to the garden and outdoor spaces. The boundary is defined by a hedge, enhancing privacy and adding to the property's attractive exterior appearance.



Floor Plan



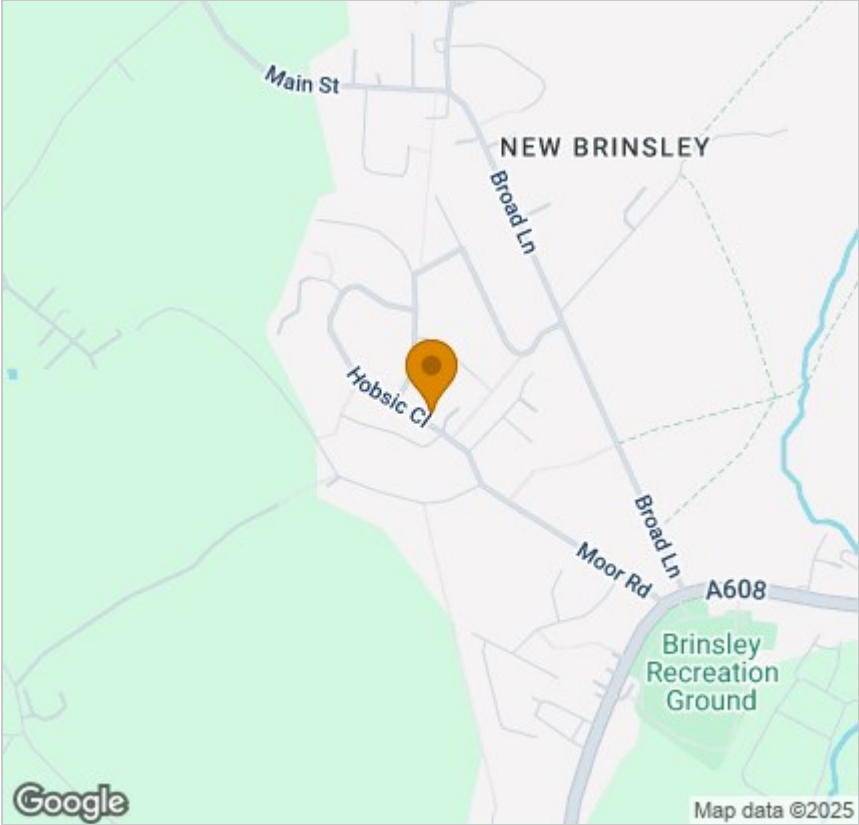
Viewing

Please contact our Eastwood Office on 01773 535535 if you wish to arrange a viewing appointment for this property or require further information.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

2 Alexandra Street, Eastwood, Nottinghamshire, NG16 3BD
Tel: 01773 535535 Email: property@charlesnewton.co.uk www.charlesnewton.co.uk

Area Map



Energy Efficiency Graph

