



17 St. Johns Close  
Brinsley NG16 5BH

£250,000





## 17 St. Johns Close

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A lovely two bedroom bungalow, formerly three, offering spacious and flexible accommodation in a popular residential area. The property includes a good-sized lounge with French doors opening onto the rear garden, a fitted kitchen with separate utility room (formally bedroom three), two double bedrooms, and a shower room.

Outside, there is a lawned front garden with driveway parking leading to a detached garage, while the private rear garden features a lawn, mature shrubs, patio area, wooden shed, wooden lean-to and access to both sides of the property.

Offered to Market with No Upward Chain

Offered to the market with no upward chain and benefitting from owned solar panels, this bungalow presents an excellent opportunity for buyers looking to put their own stamp on a property close to local shops, schools, and transport links.







#### Entrance Hall

Double glazed front door with stained glass motive opens into the entrance hall, with vinyl flooring, coving, loft hatch, radiator, doors leading off.

#### Lounge

15'5" x 10'10" (4.70m x 3.30m)

Electric fire on marble heath and surround with a wooden mantle piece, coved ceiling, radiator, French doors opening on to the rear garden, laminate flooring.

#### Kitchen

11'7" x 8'2" (3.53m x 2.49m)

Fitted with a range of base cupboards, drawers, a matching wall units, laminated work surfaces with tiled surround, stainless steel sink and drainer with mixer tap, space for freestanding oven with extractor canopy over, wall mounted Potterton Combi boiler in cupboard, space and plumbing for washing machine, pantry cupboard with shelving, radiator, double glazed rear window, laminate flooring.

#### Utility Room

7'10 x 7'6 (2.39m x 2.29m)

Wall and base units in white gloss, worksurface, double glazed side door, double glazed side window, lino flooring.

#### Bedroom One

10'0" x 10'11" (3.05m x 3.35m)

Coved ceiling, radiator, double glazed front window elevation, carpeted flooring.

#### Bedroom Two

10'1 x 11'11 (3.07m x 3.63m)

Coved ceiling, double glazed window to the front elevation, radiator, part carpeted and part laminate flooring.

#### Shower Room

6'4 x 5'5 (1.93m x 1.65m)

With a walk in shower cubicle with electric shower, pedestal wash hand basin, pushbutton low flush WC, heated towel rail, fully tiled walls, fully tiled flooring, extractor fan, double glazed frosted side window.

#### Outside

##### Front Garden

To the front of the property, there is a lawned frontage with hedged boundaries and planted borders, a concrete driveway and side access leads to a detached rear garage.

##### Rear Garden

The rear garden is laid to lawn with a patio seating area, planted borders with shrubs, bushes and mature trees and two garden sheds. The garden further benefiting from a cold water tap and access to both sides of the property.

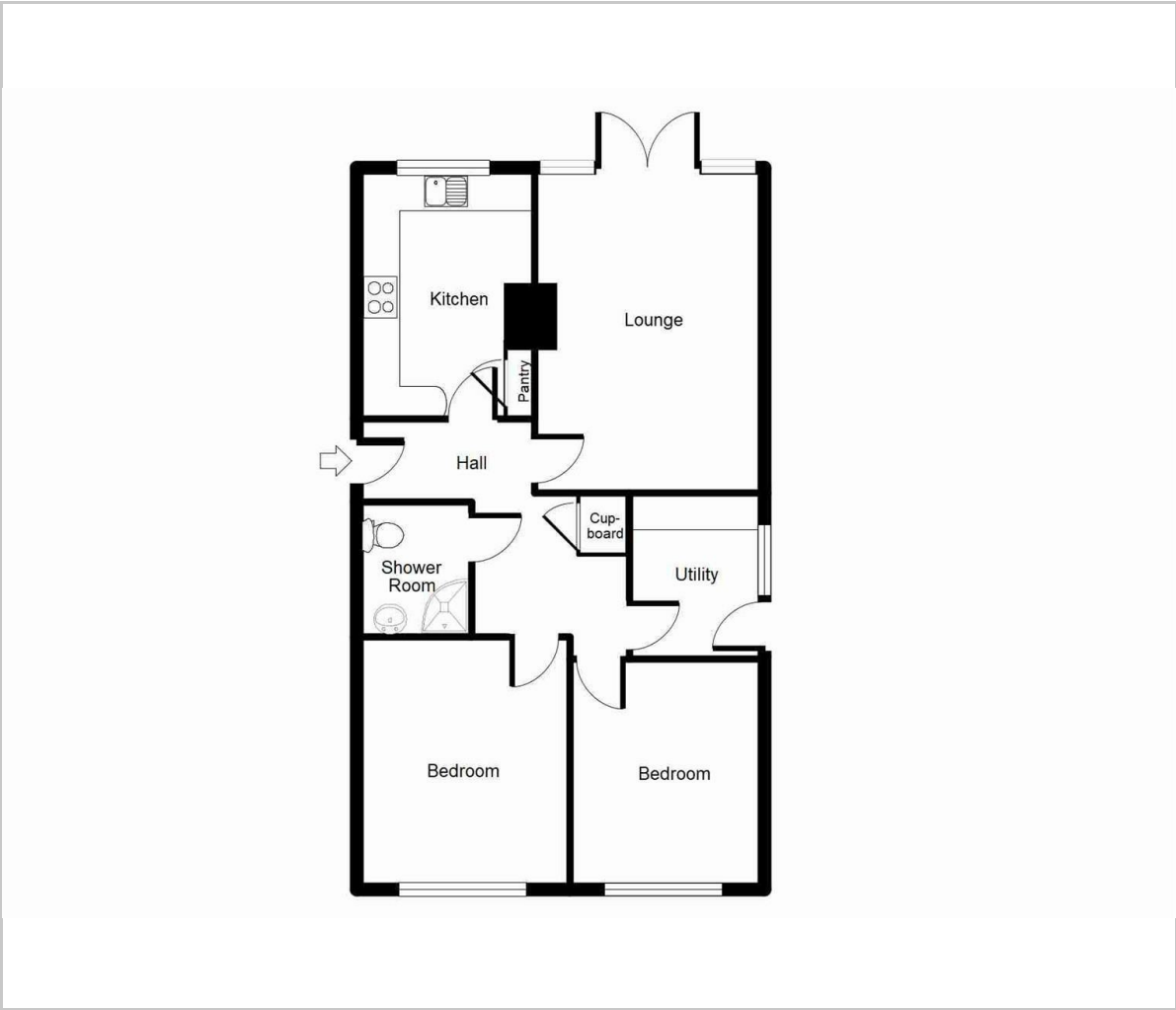
##### Council Tax

Broxtowe C





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.

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Area Map



Energy Efficiency Graph

