



Hobsic Close
Brinsley Nottingham



Hobsic Close Brinsley Nottingham NG16 5AX

for sale offers in the region of
£290,000



Property Description

Burchell Edwards are pleased to bring to market this extended three bedroom family home in the popular location of Brinsley. Hobsic close is well situated to a wide variety of local amenities such as; shops , schools , major bus routes, major road links, parks and rural walks. In brief the property comprises of a welcoming entrance hallway , lounge , dining room and kitchen. To the first floor there are three well sized bedrooms and the family bathroom. To the outside the property sits back from the road behind a driveway providing off road parking and the garage. To the rear there is a private low maintenance garden with secured boundaries. This property needs to be viewed to truly appreciate the space that is on offer.

Entrance Hall

Accessed via a door to the front with stairs leading to the first floor and a storage cupboard. With doors to the cloakroom, understair storage and kitchen and lounge.

Lounge

15' 3" x 11' 8" (4.65m x 3.56m)
With a UPVC bay window to the front, radiator, feature fireplace carpet flooring and doors leading into the dining room.

Dining Room

11' 11" x 9' 3" (3.63m x 2.82m)
With double glazed French doors leading out into the garden, radiator and carpet flooring.

Kitchen

12' 6" x 8' 5" (3.81m x 2.57m)
Having matching wall and base units with complementary work surfaces over with an inset ceramic one and a half bowl sink and drainer unit with mixer tap over. With an electric oven, induction hob, space and plumbing for a washing machine and dishwasher, UPVC double glazed window to the rear, door to the side and vinyl flooring.

First Floor

Landing

With doors to the three bedrooms and bathroom as well as an airing cupboard.

Bedroom

9' 11" x 9' 10" Plus wardrobes (3.02m x 3.00m Plus wardrobes)

With a double glazed UPVC window, wardrobes, radiator and carpet flooring.

Bedroom

10' 7" x 10' 2" (3.23m x 3.10m)

With a UPVC window offering delightful views, radiator and carpet flooring.

Bedroom

10' 11" Plus wardrobes x 8' 3" (3.33m Plus wardrobes x 2.51m)

With a UPVC window, radiator and carpet flooring.

Bathroom

A three piece suite comprising of a shower cubicle, W/C and vanity wash hand basin. With a towel rail and tiled walls and floor.

Outside

Front

To the front you will find a driveway offering off road parking. There is also a stone fore garden as well as a gate leading to the rear.

Rear

To the rear you will find a patio area as well as a lawned area. There is also a door leading to the garage.

Agents Note

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly.





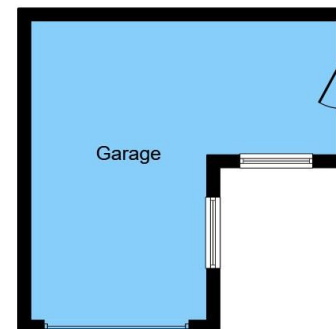




Ground Floor



First Floor



Garage

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Burchell Edwards on

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EPC Rating: E

Tenure: Freehold

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