



Hobsic Close
Brinsley Nottingham

Hobsic Close Brinsley Nottingham NG16 5AX

for sale offers in the region of
£240,000



Property Description

Burchell Edwards are pleased 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, spacious lounge, dining room overlooking the garden, kitchen, three double bedrooms and a family bathroom. To the outside, the property sits back from the road behind a resin driveway providing off road parking to the front and side. To the rear there is a good sized rear garden offering concrete hard standing for a garage, established beds and lawn and patio areas. This property needs to be viewed to truly appreciate the space that is on offer.

Entrance Hallway

26' 10" max x 3' 4" max (8.18m max x 1.02m max)
Double glazed door from the front elevation, access to all rooms, carpet flooring and radiator.

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 and carpet flooring.

Shower Room

Opaque 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.

Front

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. There is a hedged boundary surrounding the property.

Rear Garden

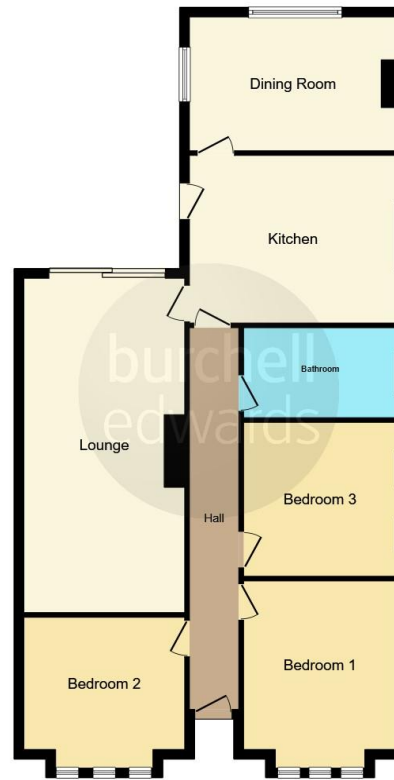
To the rear garden is a spacious patio area perfect for entertaining and enjoying the outside space, along with a decked seating area for outdoor dining. There is also a lawned area with well-established borders bursting with a variety of plants, shrubs, and trees, adding colour to the garden. Additionally, 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.









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: C Council Tax
 Band: C

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/EWD207028



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