

Home 2 Sell

Quality Service For Less



9 St. James Drive

Brinsley, NG16 5DB

Offers In The Region Of £259,950



Home2Sell are delighted to offer For Sale this very well presented three bedroom detached bungalow located on a quiet cul de sac in the popular and sought after village of Brinsley. Sympathetically updated by the current owner an internal inspection of the property will reveal a porch, entrance hall, L-shaped living and dining room, a good sized fitted kitchen, master bedroom with fitted wardrobes, two further bedrooms and a conservatory. Outside there is driveway parking with a carport and a garage. There are very well maintained gardens to the front and rear. The property also benefits from UPVC double glazing and gas central heating from a Baxi combination boiler fitted in 2023.



Porch

Ideal area for taking off and storing coats and shoes having a UPVC double glazed window and an opaque UPVC double glazed outer entrance door. Ceiling light and an inner door through to the entrance hallway.

Entrance Hall

9'10" x 4'1" plus 7'11" x 3'0" (3.00m x 1.25 plus 2.42m x 0.92)

A good size reception area with carpet, two ceiling lights, radiator and a storage cupboard. The hall also has the loft access hatch having a pull down ladder and light.

Living/Dining Room

20'8" x 10'9" plus 6'5" x 9'3" (6.30m x 3.30m plus 1.98m x 2.84m)

A spacious living and dining room benefiting from a good degree of natural light having two UPVC double glazed windows to the front elevation and a UPVC double glazed window to the side elevation. The main focal point of the room is the feature modern remote controlled fire and surround. Carpet, coving, three ceiling lights, TV aerial point and two radiators.

Kitchen

16'8" x 8'11" (5.10m x 2.74m)

Modern style fitted kitchen appointed with matching wall and base units having stone effect work tops. Integral five ring gas hob having an extractor hood above. Separate built in electric fan assisted oven and grill. Inset one and a quarter bowl sink and drainer with mixer tap. Spaces for a fridge and a washing machine. UPVC double glazed window to the side elevation and an opaque UPVC double glazed side entrance door. Two ceiling lights, radiator and tile effect floor covering.

Bedroom One

12'1" x 8'11" (3.70m x 2.73m)

Having fitted wardrobes and a matching chest of drawers. UPVC double glazed window looking out across the rear garden. Carpet, ceiling light and a radiator.

Bedroom Two

9'1" x 11'0" (2.78m x 3.37m)

The second double bedroom, currently used as a sitting room has carpet, ceiling light, radiator, TV point and a UPVC double glazed window with sliding door opening to the conservatory.

Conservatory

10'0" x 8'9" (3.05m x 2.67m)

Brick based with UPVC double glazed upper windows having double doors opening to the rear garden. Fitted blinds, wood effect floor covering, wall light and a radiator.

Bedroom Three

7'6" x 7'8" (2.31m x 2.35m)

UPVC double glazed window to the side elevation, laminate flooring, ceiling, light and a radiator.

Bathroom

Appointed with a three piece suite comprising of a low flushing WC, a wash hand basin with mixer tap having storage cupboards below. Paneled side bath with mixer tap having a shower over. Complimentary tiling to the splash back areas, ceiling light, radiator and an opaque UPVC double glazed window to the side elevation.

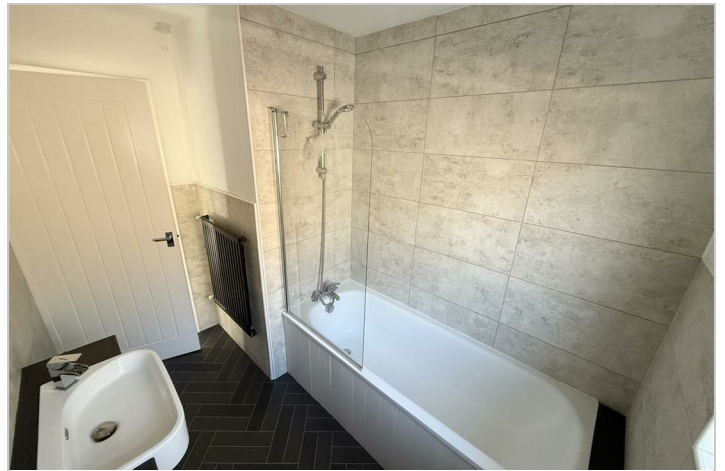
Outside

To the front of the bungalow is a well maintained

garden with a lawn and planted borders. A path across the front of the property leads to a gate at the left hand side and leads to the kitchen door and beyond to the rear garden. There is an outdoor tap at this side. A drive provides off road parking in front of the garage and there is a car port. The rear garden has a patio seating area, paved path and a large lawn with planted and raised flower beds.

Garage

Having an up and over front door, power, light, a window to the rear elevation and rear personnel door opening to the rear garden.



Road Map



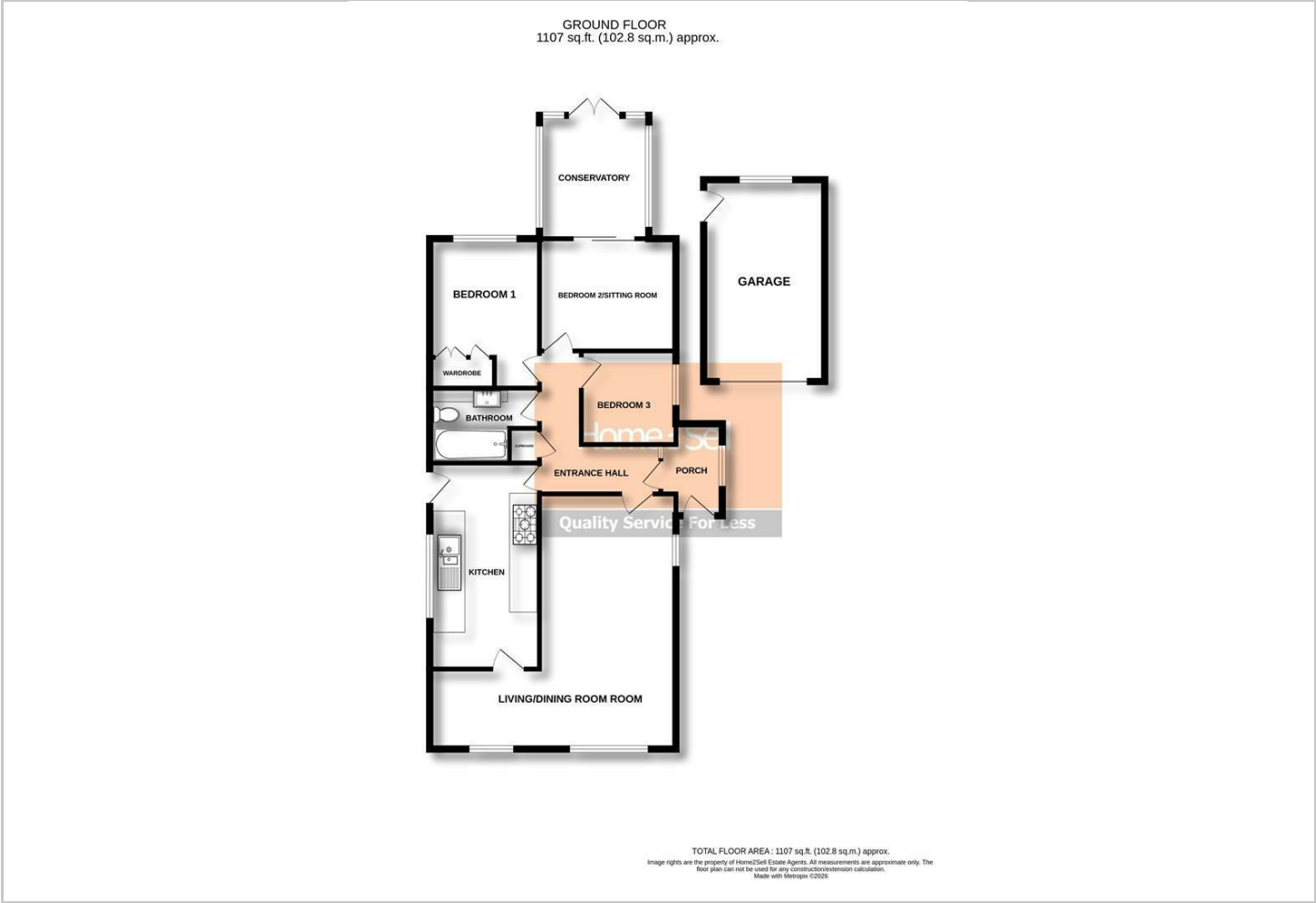
Hybrid Map



Terrain Map



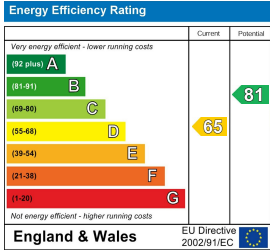
Floor Plan



Viewing

Please contact our Belper Sales Office on 01773 823 200 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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