



£200,000

Brynsmoor Road, Brinsley NG16 5DD

Detached Bungalow | 2 Bedrooms | 1 Bathroom

01773 832355

DERBYSHIRE  
PROPERTIES  
SALES | LETTINGS | HOLIDAY LETS

[www.derbyshireproperties.com](http://www.derbyshireproperties.com)





# Step Inside

---

## Key Features

- Detached Bungalow In Desirable Location
- Ideal for access to A38 & M1
- Amenities in walking distance
- Residential Location
- Driveway Parking for Multiple Vehicles
- In need of modernisation

## Property Description

Derbyshire Properties are delighted to present this two bedroom detached bungalow located in Brinsley. Occupying enviable plot in quiet village location, the property would ideally suit those looking to downsize. We recommend an early internal inspection to avoid disappointment.

## Main Particulars

Derbyshire Properties are delighted to present this two bedroom detached bungalow located in Brinsley available with no chain. Occupying enviable plot in quiet village location, the property would ideally suit those looking to downsize. We recommend an early internal inspection to avoid disappointment.

Accommodation briefly comprises; Dining Room, Lounge, Kitchen, Two Bedrooms and Bathroom. Externally, the property boasts sizeable plot with driveway fit to house multiple vehicles with access to garage to the front elevation.

The rear enclosed garden features small patio area and reasonably sized lawn bordered by timber fencing for extra security and privacy.

### Dining Room

12' 4" x 9' 9" (3.76m x 2.97m)

Accessed via UPVC door from side elevation with wall mounted radiator, double glazed window to side elevation, carpeted flooring and open doorways to Kitchen and Living Room. In built storage cupboard for extra storage.

### Living Room

18' 0" x 9' 10" (5.49m x 3.00m)

With three double glazed windows to front elevation, wall mounted radiator and carpeted flooring. Open doorways to Kitchen and Dining Area.

### Kitchen

Featuring a range of base cupboards and eye level units with complimentary worktops integrating stainless steel one and a half bowl sink, gas oven and gas hob with accompanying extractor hood. Tiled splashback covers the workspace whilst the Kitchen also feature tiled flooring, double glazed window to side elevation and UPVC double glazed door accessing side elevation.

### Bedroom One

13' 2" x 9' 9" (4.01m x 2.97m)

With double glazed window to rear elevation, wall mounted radiator and carpeted flooring.

### Bedroom Two

7' 1" x 6' 11" (2.16m x 2.11m)

With double glazed window to rear elevation, wall mounted radiator and carpeted flooring. Bedroom Two features full length fitted wardrobe space housing storage/hanging capacity.

### Bathroom

88' 7" x 5' 10" (27.00m x 1.78m)

A three piece 'Wet room' featuring shower attachment, wall mounted handwash basin and low level WC. Double glazed window to side elevation and wall fitted extractor unit both feature.

#### Outside

Externally, the property boasts sizeable plot with driveway fit to house multiple vehicles with access to garage to the front elevation. The rear enclosed garden features small patio area and reasonably sized lawn bordered by timber fencing for extra security and privacy.

#### Council Tax

We believe the property falls under Council Tax Band C with Broxtowe Borough Council but recommend any purchaser make their own enquiries.

#### Disclaimer

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- 2: These particulars do not constitute part or all of an offer or contract.
- 3: The measurements indicated are supplied for guidance only and as such must be considered incorrect.
- 4: Potential buyers are advised to recheck the measurements before committing to any expense.
- 5: Derbyshire Properties have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
- 6: Derbyshire Properties have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.







Image not found

This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2025 05458547 Registered Office: , 9 Bridge Street Belper Derbyshire DE56 1AY



Image not found

Telephone: 01773 832355

 **DERBYSHIRE  
PROPERTIES**  
= RAMPOL DETERMINED =

---

[www.derbyshireproperties.com](http://www.derbyshireproperties.com)