



4 Bracebridge Drive, Bilborough, NG8 4PJ

£220,000



Marriotts







# 4 Bracebridge Drive Bilborough, NG8 4PJ

- Well presented semi-detached house with solar panels!
- Recently refitted shower room
- Shared driveway and detached garage
- 3 bedrooms, 2 with fitted storage
- Spacious kitchen diner and lounge
- Popular location close to local amenities, bus routes and schools

Beautifully presented 3 bedroom semi-detached house, benefitting from new fascia & soffits, rendering and a landscaped garden all within the last year. The property has a comfortable lounge, a good sized kitchen diner with patio doors into the garden. There is a recently refurbished utility room and downstairs wc. The upstairs shower room is recently refitted to a high standard. Off street parking, garage and solar panels!

£220,000



## Overview

This beautifully presented three-bedroom semi-detached house offers a delightful blend of comfort and style. The property has been well maintained and features solar panels, a recently landscaped garden, and new fascia's & soffits.

There is a spacious living room, well-appointed kitchen with ample space for dining, a recently renovated utility room offering excellent storage space and a downstairs wc. The three bedrooms are generously sized, offering plenty of natural light and storage options. The stylish shower room is fitted with Willbond units and porcelain tiles.

The outdoor space is equally impressive, with a well-maintained garden that provides a lovely area for outdoor activities or simply enjoying the fresh air.

Located in a desirable area of Nottingham, this home is conveniently situated near local amenities, schools, Harvey Haddon sports village and transport links, making it an excellent choice for families and professionals alike. Don't miss the opportunity to make this stunning semi-detached house your new home.

## Entrance Hall

UPVC front door leads into the spacious carpeted entrance hall, with radiator, alarm panel, door into the kitchen and stairs to the first floor. There is useful space under the stairs for coats/shoe storage and a cupboard housing the electric consumer unit.



### Kitchen Diner

The spacious kitchen is fitted with cream wall and base units with a wood effect worktop, double bowl stainless steel sink with mixer tap, UPVC window over looking the garden, wood effect laminate flooring, and space for a cooker and dishwasher. Further appliances are housed in the utility room and are accessed via an internal UPVC door. There is an open arch flowing from the kitchen into the dining space, and a wood effect laminate floor follows through, this has a radiator, feature internal doors into the lounge and UPVC patio doors into the garden.

### Utility Room & Downstairs WC

Recently converted with white base units and worktop, space for space for a fridge, freezer and washing machine. There is a radiator and the boiler is also housed in a cupboard. UPVC window to the side, UPVC doors lead to the garden and tiled floor follows into the WC.

The WC is fitted with a toilet which has dual flush function and there is a UPVC window to the side.

### Lounge

Access through feature wooden double doors, the lounge is carpeted, and has an electric wall-mounted fire, radiator and UPVC window to the front.

### First Floor Landing

Having loft access and door to all upstairs rooms.

### Bedroom 1

The master bedrooms has two fitted storage cupboards, radiator, carpet and UPVC window to the front.

### Bedroom 2

UPVC window to the rear, carpet, store cupboard and radiator.

### Bedroom 3

UPVC window to the front, carpet and radiator.

### Shower Room

Recently refurbished with units from Willbonds, wash hand basin with vanity unit under and mixer tap, shower cubicle with glass door, fixed rainwater shower head and handset, WC unit, porcelain wall tiles, tiled floor, heated towel rail, extractor fan and UPVC window to the rear.

### Outside

Set well back from the road, wrought iron gates open to a long shared driveway leading to the detached garage with a lawned garden around it. The rear garden has been recently landscaped and offers a low-maintenance space with a small lawn area. There is a covered external power point, an outdoor tap and space for a garden shed. A wooden gate leads to the side of the property.

### Material Information

TENURE: Freehold

COUNCIL TAX: Nottingham City - Band A

PROPERTY CONSTRUCTION: Non-standard construction

ANY RIGHTS OF WAY AFFECTING PROPERTY: Shared driveway, rights of









access

CURRENT PLANNING PERMISSIONS/DEVELOPMENT PROPOSALS: No

FLOOD RISK: Low

ASBESTOS PRESENT: Not known

ANY KNOWN EXTERNAL FACTORS: No

LOCATION OF BOILER: Utility room

UTILITIES - mains gas, electric, water and sewerage.

MAINS GAS PROVIDER: EDF

MAINS ELECTRICITY PROVIDER: EDF

MAINS WATER PROVIDER: Severn Trent

MAINS SEWERAGE PROVIDER: Severn Trent

WATER METER: No

BROADBAND AVAILABILITY: Please visit Ofcom - Broadband and Mobile coverage checker.

MOBILE SIGNAL/COVERAGE: Please visit Ofcom - Broadband and Mobile coverage checker.

ELECTRIC CAR CHARGING POINT: Not available.

ACCESS AND SAFETY INFORMATION:

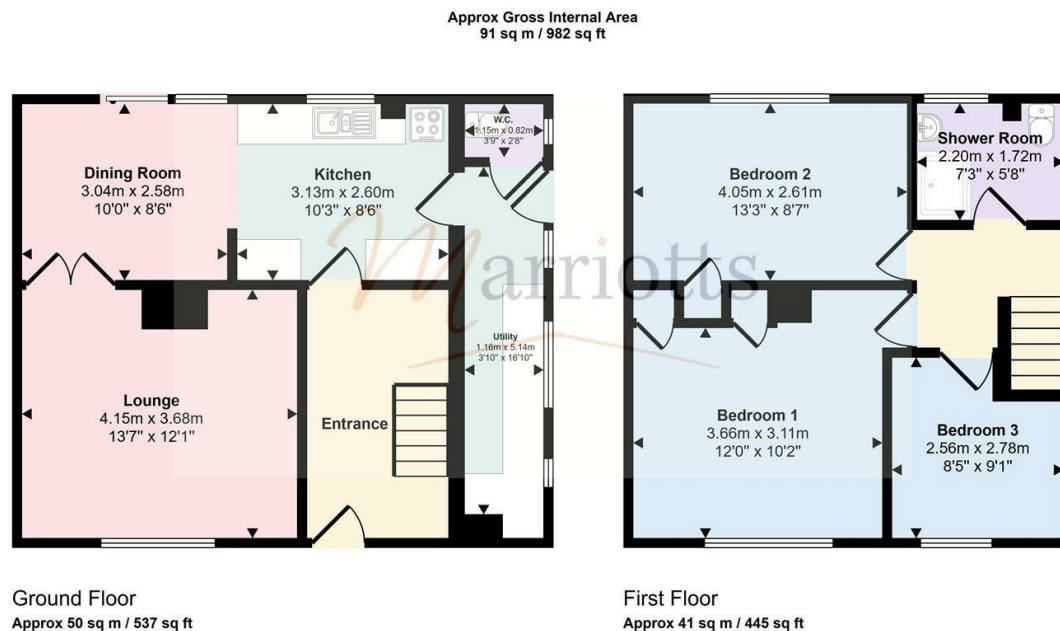
OTHER INFORMATION:

**\*\*The property is also situated within the Nottingham City boundaries and will therefore be part of the Selective Licensing scheme [nottinghamcity.gov.uk](http://nottinghamcity.gov.uk). Please note that selective licencing is non-transferable and therefore any new owner would need to apply for a new license and would need to obtain information from the council direct with regards to costs.**

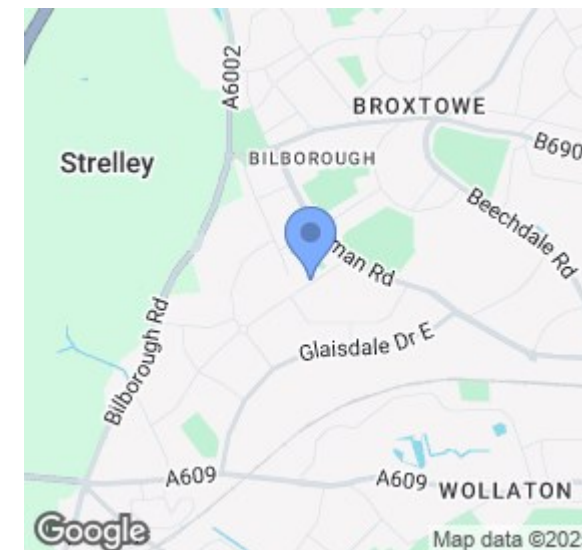








Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Please contact us on **0115 953 6644** should you wish to arrange to view this property or if you require any further information.

1. We believe these particulars, including the text, photographs and floorplans to be accurate. They are for general guidance only and do not constitute any part of an offer or contract. Measurements are approximate. The property's services, appliances, heating installations, plumbing and electrical systems have not been tested and intending purchasers are advised to make their own independent enquiries and inspections.  
 2. No person in the employment of Marriotts has the authority to make or give any representation or warranty in respect of the property, and they assume no responsibility for any statement made in these particulars.  
 3. No responsibility can be accepted for any expense or loss incurred before, during or after a property viewing arranged by Marriotts.  
 4. Money Laundering - Marriotts are required by law to ask any prospective purchaser proceeding with a purchase to provide us with verification of identification and proof of address. We are also required to obtain proof of funds and provide evidence of where the funds originated from.  
 5. Third-party referral arrangements - with the intent to assist our clients with their move we have established professional relationships with trusted suppliers. Where Marriotts refer a client we receive a referral commission in some instances: MAB - £300. TG Surveyors - £75 (Inc Vat).