



Warrender Close,  
Bramcote, Nottingham  
NG9 3EB

**£500,000 Freehold**



Situated on Warrender Close, Bramcote, this splendid detached house offers a perfect blend of space and comfort for modern family living. With four generously sized reception rooms, this property provides ample room for relaxation, entertaining guests, or enjoying family time. The layout is thoughtfully designed to ensure that each area flows seamlessly into the next, creating an inviting atmosphere throughout.

The house boasts four well-proportioned bedrooms, providing plenty of space for family members or guests. Each bedroom is designed to be a tranquil retreat, ensuring restful nights and rejuvenating mornings. Additionally, the property features two bathrooms, which are both practical and stylish, catering to the needs of a busy household.

For those with vehicles, the property includes parking, offering convenience and ease of access. The surrounding area of Bramcote is known for its community spirit and local amenities, making it an ideal location for families and professionals alike.

If you are seeking a spacious and well-appointed family home in a desirable location, this house on Warrender Close is certainly worth considering.



## Entrance Hall

UPVC double glazed entrance door with flanking window, laminate flooring, stairs to the first floor, useful built-in storage cupboard, radiator and doors to the lounge, kitchen diner, conservatory and lounge.

## Lounge

16'4" x 12'4" (5m x 3.76m )

A carpeted reception room with radiator, UPVC double glazed sliding patio doors to the rear, and UPVC double glazed window to the front.

## Conservatory

14'9" x 7'7" (4.51m x 2.32m )

Laminate flooring, radiator, UPVC double glazed sliding doors to the side, and UPVC double glazed windows to the rear and side.

## Kitchen Diner

16'9" x 10'4" (5.12m x 3.15m )

With a range of modern wall, base and drawer units, work surfaces, integrated one and half bowl sink and drainer unit with mixer tap, integrated double electric oven, integrated induction hob with extractor fan over, integrated dishwasher, space for a fridge freezer, laminate flooring, two UPVC double glazed windows to the side, UPVC double glazed window to the rear, radiator and opening into the sitting room.

## Sitting Room

16'6" x 10'10" (5.04m x 3.32m )

A carpeted reception room with two radiators. UPVC double glazed bay window to the front, and gas fire with Adam style mantle.

## First Floor Landing

With loft hatch, UPVC double glazed window to the front, useful storage cupboard, radiator, and doors to the bathroom and four bedrooms.

## Bedroom One

13'1" x 12'10" (4m x 3.93m )

A carpeted double bedroom with UPVC double glazed window to the rear, radiator, and door to the en-suite.

## En-Suite

Incorporating a three-piece suite comprising: shower, pedestal wash-hand basin, WC, radiator, UPVC double glazed window to rear, tiled splashbacks and electric shaver point.

## Bedroom Two

16'6" x 10'10" (5.04m x 3.32m )

A carpeted double bedroom with UPVC double glazed window to the front and radiator.

## Bedroom Three

16'6" x 9'6" (5.03m x 2.92m )

A carpeted double bedroom with UPVC double glazed window to the rear and radiator.

## Bedroom Four

9'1" x 8'10" (2.78m x 2.71m )

A carpeted bedroom with UPVC double glazed window to the rear, and radiator.

## Bathroom

Incorporating a three-piece suite comprising: panelled bath with electric shower over, pedestal wash-hand basin, WC, tiled splashback, radiator, UPVC double glazed window to the side, and a built-in storage cupboard.

## Garage

17'1" x 9'0" (5.21m x 2.74m )

With up and over garage door to the front, UPVC double glazed door and window to the rear, light and power.

## Outside

To the front of the property you will find a lawned garden with a range of mature shrubs, blocked paved driveway providing off-road parking, and to the rear you will find a patio with a raised lawned beyond, a range of mature trees and shrubs, Stocked borders and a useful storage shed.

## Material Information:

Freehold

Property Construction: Brick

Water Supply: Mains

Sewerage: Mains

Heating: Mains Gas

Solar Panels: No

Building Safety: No Obvious Risk

Restrictions: None

Rights and Easements: None

Planning Permissions/Building Regulations: None

Accessibility/Adaptions: None

Does the property have spray foam in the loft?: No

Has the Property Flooded?: No

## Disclaimer:

These details and Key facts are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Full material information is available in hard copy upon request.

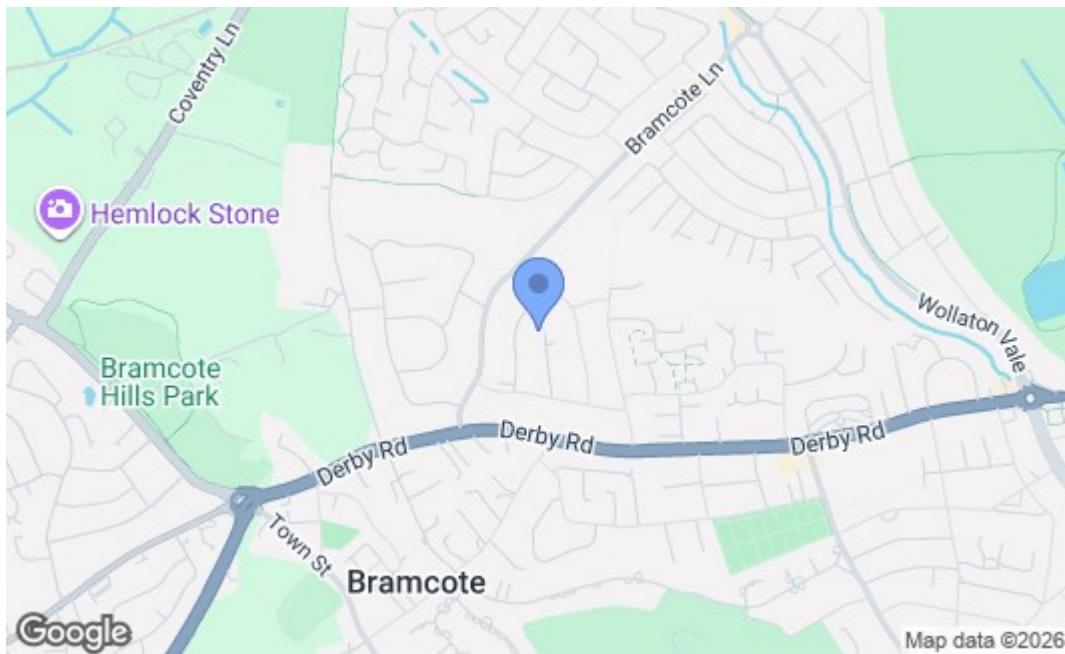


GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misdescription. This plan is for illustrative purposes only and should not be relied on by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their working order can be given.  
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#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

EU Directive 2002/91/EC

#### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

EU Directive 2002/91/EC

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