Robert Ellis

*look no further...*







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Bramcote, Nottingham
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**£375,000 Freehold**

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A STYLISH AND CONTEMPORARY EXTENDED THREE BEDROOM DETACHED HOUSE FOUND IN A QUIET RESIDENTIAL ROAD.

Offering an immaculately presented interior with an excellent extension to the rear providing an open plan kitchen diner and living area with part vaulted ceiling and Velux windows and 'Schuco' bi-fold doors to the landscaped South facing rear garden, this spacious house offers a most appealing living space.

In brief the bright and airy internal accommodation comprises entrance hall, sitting room, open plan kitchen diner with living area, utility and w.c. to the ground floor and to the first floor are two good size double bedrooms with further single bedroom and family bathroom.

Situated in an established and convenient residential location, convenient for a wide range of local facilities, this excellent home will appeal to a variety of potential purchaser and also offers further potential for extension to include a fourth bedroom, subject to the necessary permissions.

Seldom do properties of this quality come to the market and therefore only through viewing can this property be truly appreciated.





Hallway
UPVC double glazed front entrance door with flanking windows, radiator, useful storage cupboard and stairs off to the first floor landing.

Sitting Room
16'4" x 11'11" approx (4.98m x 3.65m approx)
UPVC double glazed window and radiator.

Open Plan Kitchen Diner with Living Area
19'9" x 18'4" approx (6.04m x 5.59m approx)
With a range of modern fitted units with quartz work surfacing, tiled splashback, 1½ bowl sink with mixer tap, inset gas hob with extractor above, inset electric oven and grill, integrated dishwasher, fridge, limestone tiles with under floor heating, Velux windows, aluminium 'Schuco' bi-fold doors leading to the rear garden and a useful walk-in pantry.

Utility
7'7" reducing to 4'7" x 12'3" approx (2.33m reducing to 1.42m x 3.74m approx)
Work surfacing with tiled splashback, plumbing for washing machine, limestone floor with under floor heating, UPVC double glazed window and door to the exterior.

w.c.
Fitments in white comprising w.c., pedestal wash hand basin, tiled splashbacks, UPVC double glazed window and limestone flooring.

First Floor Landing
With UPVC double glazed window and loft hatch.

Bedroom 1
15'1" x 10'6" approx (4.60m x 3.21m approx)
UPVC double glazed bay window, radiator and fitted wardrobes.

Bedroom 2
11'6" x 10'7" approx (3.51m x 3.23m approx)
UPVC double glazed window and radiator.

Bedroom 3
8'10" x 8'0" approx (2.71m x 2.46m approx)
UPVC double glazed window and radiator.

Bathroom
With quality modern suite comprising w.c., bath with mains control shower over, pedestal wash hand basin, part tiled walls, tiled flooring, wall mounted heated towel rail, inset ceiling spotlights, extractor, useful storage cupboard and UPVC double glazed window.

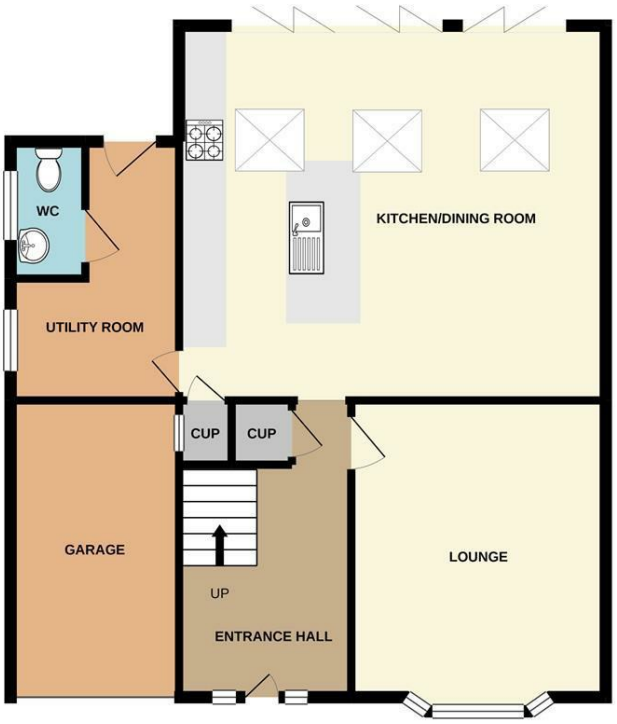
Outside
To the front the property has a block paved drive with garage beyond and gated access which leads along the side of the property. To the rear the property has a beautifully landscaped South facing garden with a sandstone patio with outside tap, lawn and well stocked beds and borders.

Garage
16'4" x 8'2" approx (5m x 2.49m approx)
Up and over door to the front, window to the side, light and power and wall mounted 'Ideal' combination boiler.

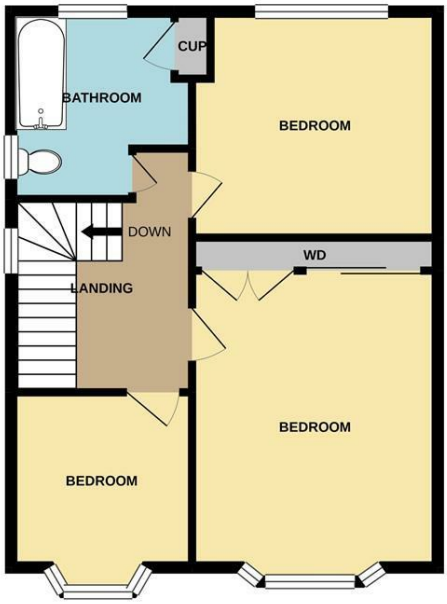




GROUND FLOOR

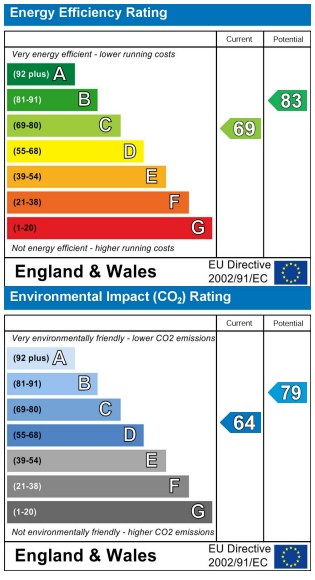



1ST FLOOR




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 mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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These details 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.

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