Robert Ellis

look no further...

Moor Lane,
Bramcote, Nottingham
NG9 3FH

£450,000 Freehold

A spacious, detached bungalow with four double bedrooms and the benefit of no upward chain. This would make an ideal purchase for a large variety of buyers including anyone looking to downsize to ground floor living or families looking to live in a bungalow within a popular and convenient residential location.

Situated within Bramcote, there is the benefit of local amenities including shops, public houses, Wollaton Hall and Deer Park and the popular Foxwood Academy, Bramcote Hills Primary and secondary school and Bramcote College all within walking distance. There is also the advantage of local bus links providing easy access to Nottingham University, QMC and Nottingham city centre and sits just a short distance from Beeston Train Station for journeys further afield.

In brief, the internal accommodation comprises: Entrance Porch, Entrance Hall,
Open Plan Living/ Dining Room, Kitchen, three double bedrooms and bathroom to the ground floor. Then rising to the first floor is the fourth bedroom and separate WC.

To the outside of the property is a lawned garden to the front with mature shrubs and driveway to the side for multiple cars leading to a detached garage, with up and over door. To the rear is an enclosed garden, primarily paved with mature shrubs. The property also has the advantage of solar panels to the roof owned by the current homeowner, with 13 years remaining on the FIT agreement, this would be transferred to the purchaser.

Offered to the market with the benefit of no upward chain, an early internal viewing comes highly recommended in order for the space to be fully appreciated.

Entrance Porch
UPVC double glazed doors to the entrance porch.

Entrance Hall
Entrance door through to spacious entrance hall, with access to under stairs storage cupboard.

Living/ Dining Room
21'4" x 17'11" (6.526 x 5.474)
Carpet room, with 3x radiator, gas fire, 2xUPVC double glazed windows to the side aspect and UPVC bay window to the front aspect.

Kitchen
10'4" x 15'9" (3.172 x 4.821)
Wall, base and draw units with work surfaces over, inset one and a half bowl sink with drainer. Integrated appliances to include electric oven and gas hob. Space and fittings for a freestanding fridge, freezer, dishwasher and washing machine.

Rear Porch
UPVC double glazed doors to both the front and rear gardens.

Bedroom One
14'2" x 12'0" (4.337 x 3.662)
Carpeted room, with radiator, fitted wardrobes and UPVC double glazed window to the rear aspect.

Bedroom Two/ Dining Room
12'3" x 13'0" (3.756 x 3.973)
Carpeted room, with 2x radiator, and UPVC bay window to the side aspect.

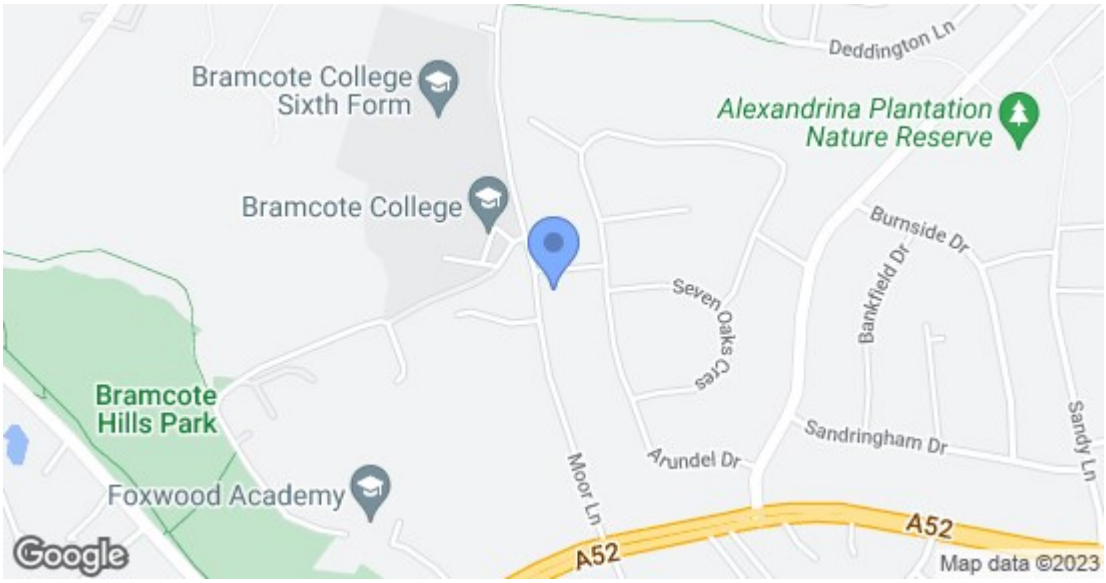
Bedroom Three
10'10" x 12'1" (3.311 x 3.684)
Carpeted room, with radiator, fitted wardrobes and UPVC door and window to the rear garden.

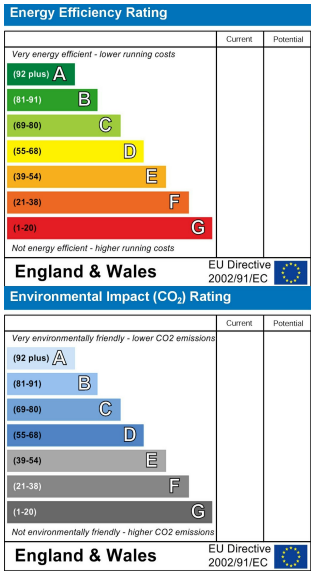
Bathroom
Four piece suite to include walk in mixer shower with glass shower screen, wash hand basin, bidet and WC.

Bedroom Four
11'5" x 11'3" (3.491 x 3.442)
Carpeted room, with radiator and window to the side aspect. Access to the loft room.

Separate WC
WC and wash hand basin.

Outside
A lawned garden to the front with mature shrubs and driveway to the side for multiple cars leading to a detached garage, with up and over door. To the rear is an enclosed garden, primarily paved with mature shrubs. The property also has the advantage of solar panels to the roof owned by the current homeowner, with 13 years remaining on the FIT agreement, this would be transferred to the purchaser.





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.

12 High Road, Beeston, Nottingham, Nottinghamshire, NG9 2JP
beeston@robertellis.co.uk
0115 922 0888