



**Balmoral Drive  
Bramcote, Nottingham NG9 3FU**

A traditionally styled extended and versatile  
three bedroom detached house.

**Offers In The Region Of £465,000 Freehold**



A traditionally styled extended and versatile three bedroom detached house.

This well presented home offers great accommodation in its present form though also benefits from planning permission to construct a double storey extension to the rear.

In brief, the internal accommodation comprises: Entrance hall, WC, dining room, sitting room, conservatory and breakfast/kitchen to the ground floor. Rising to the first floor is a spacious landing with a study area off, three good sized bedrooms and a family bathroom.

Outside the property has a driveway to the front providing car standing with a garage beyond and a raised border and to the rear the property has a particularly generous primarily lawned garden with stocked beds and borders and patio areas.

Situated in a sought after and established residential location convenient for local schools, shops, parks and a range of other facilities this great property offers excellent potential that will doubtless be of appeal to a variety of potential purchasers.



### Entrance Hallway

A composite entrance door leads to hallway with UPVC double glazed window, inset ceiling spotlights, radiator, under stairs cupboard and stairs off to first floor landing.

### WC

With WC, wash hand basin inset to vanity unit, tiled splashback, radiator, tiled flooring and UPVC double glazed window.

### Dining Room

12'7" x 9'9" (3.84 x 2.99)

With UPVC double glazed window and radiator.

### Sitting Room

14'9" x 11'5" (4.50 x 3.48)

With UPVC double glazed window, radiator, UPVC double glazed patio doors leading through to the conservatory and a feature open fire with stylish limestone surround.

### Conservatory

10'11" x 10'4" (3.35 x 3.15)

With UPVC double glazed windows, patio door to the rear garden and radiator.

### Breakfast Kitchen

22'6" x 8'5" (6.87 x 2.57)

With an extensive range of quality fitted wall and base units, Silestone worksurfaces and breakfast bar with splashbacks, one and a half bowl sink with mixer tap, further hot tap and filtered water, inset induction hob with extractor above, integrated electric oven with warming drawer and combination microwave and oven, large pantry cupboard housing the Viessmann boiler providing ideal storage, integrated dishwasher, fridge, freezer and washing machine, two feature Velux windows, UPVC double glazed window, radiator and double glazed bi-fold doors leading to the rear garden.

### First Floor Landing

With two UPVC double glazed windows and loft hatch with retractable ladder.

### Study Area/Storage

6'9" x 3'6" (2.07 x 1.08)

### Bedroom One

14'11" x 11'6" (4.57 x 3.52)

With UPVC double glazed windows to both front and rear and radiator.

### Bedroom Two

12'8" x 8'10" (3.88 x 2.70)

With UPVC double glazed window, radiator and fitted wardrobe.

### Bedroom Three

9'9" x 8'3" (2.99 x 2.52)

With UPVC double glazed window and radiator.

### Bathroom

With modern fittings in white comprising WC, wash hand basin inset to vanity unit, shower cubicle with mains controlled shower over, bath with shower handset, fully tiled walls, inset ceiling spotlights, extractor fan, tiled flooring, wall mounted heated towel rail and two UPVC double glazed windows.

### Outside

To the front the property has a driveway providing car standing with the integral garage beyond, an established garden with raised borders and gated access to the rear. The property also benefits from an outside power point. To the rear the property has a generous and mature landscaped garden with power point and outside tap, patio, pergola, shed, lawn and various well stocked beds and border.

### Garage

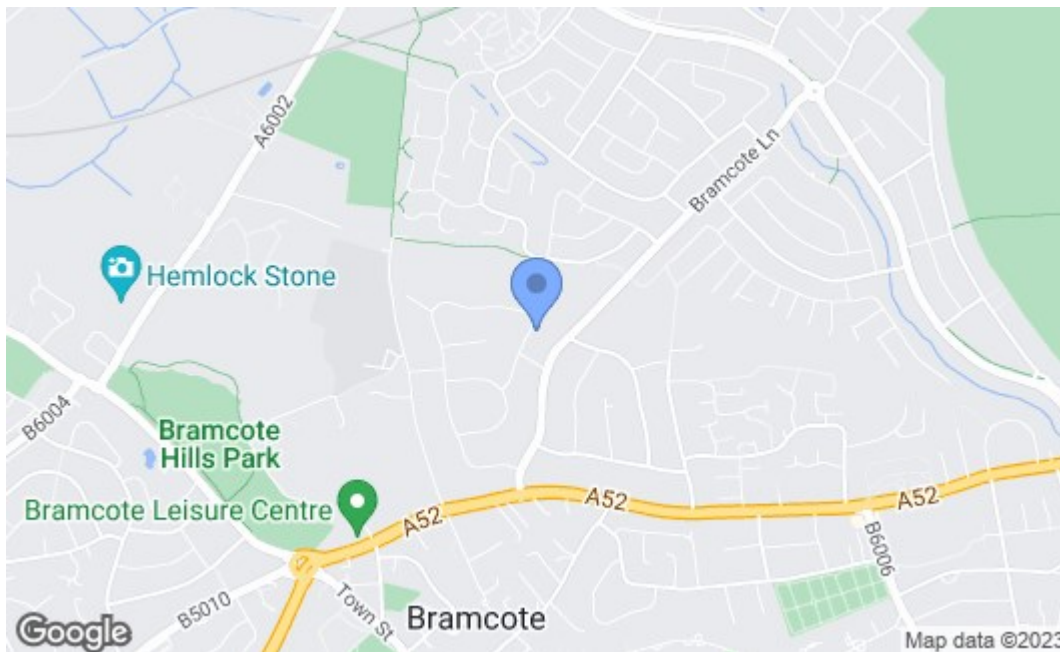
15'10" x 8'0" (4.85 x 2.44)

With remote controlled roller door to the front, pedestrian door and window to the side, light and power.





Robert Ellis  
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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.