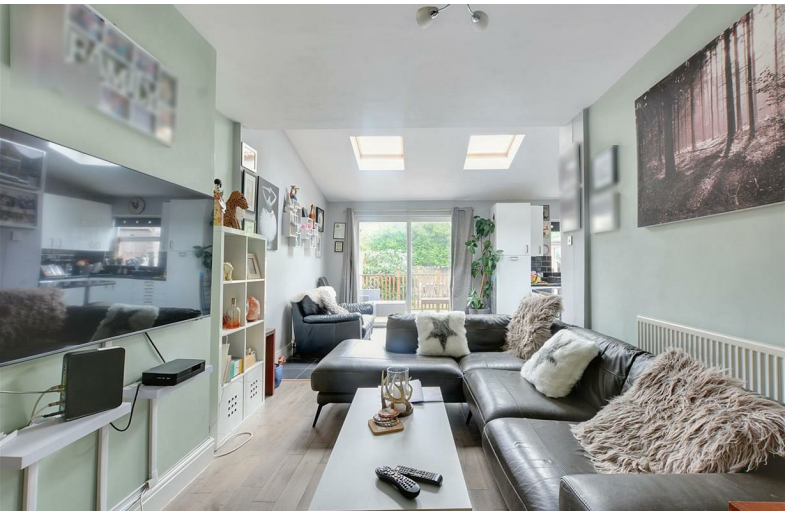
Robert Ellis

look no further...



Bramcote Lane,
Chilwell, Nottingham
NG9 4ES

£350,000 Freehold

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A well proportioned traditional bay fronted, three bedroom, semi-detached house with a garage.

Situated in this popular and convenient residential location, well placed for a variety of local shops and amenities including schools, transport links, Attenborough Nature Reserve and the A52 and M1 for journeys further afield, this fantastic property is considered an ideal opportunity for a range of potential purchasers including; first time buyers, young professionals and families.

In brief the internal accommodation comprises; entrance hall, dining room, lounge and an extended open plan kitchen diner to the ground floor and two good sized double bedrooms, a further single bedroom and bathroom to the first floor.

Outside to the front of the property you will find a blocked paved driveway, stocked borders, mature shrubs and gated side access leading to the private and enclosed rear garden, which includes a decking area, perfect for entertaining, lawn with a patio beyond, a summer house, a further sheltered patio, power, outside water tap, raised and stocked beds, mature shrubs and fence boundaries.

Offered to the market with the benefit of; ready to move into condition, UPVC double glazing and gas central heating throughout and open plan living, this great property truly must be viewed in order to be fully appreciated.

Entrance Hall
UPVC double glazed front door with flanking windows, laminate flooring, stairs to the first floor, radiator and doors to the kitchen and lounge.

Dining Room
11'7" x 10'7" (3.54m x 3.25m)
With laminate flooring, UPVC double glazed bay window to the front, radiator and double doors to the lounge.

Lounge
12'2" x 10'7" (3.73m x 3.23m)
With laminate flooring, radiator and opening to the open plan and extended kitchen diner.

Open Plan Kitchen Diner
20'4" reducing to 10'6" x 18'10" reducing to 7'8" (6.2m reducing to 3.22m x 5.75m reducing to 2.36m)
Fitted with a range of wall, base and drawer units, work surfaces, one and half bowl sink and drainer unit with mixer tap, integrated electric oven, inset gas hob with extractor fan over, plumbing for a washing machine, dishwasher and tumble dryer, tiled flooring and splashbacks, space for a fridge freezer, useful storage cupboard, three feature Velux windows, UPVC double glazed window to the rear, UPVC door to the side and UPVC double glazed sliding patio doors to the rear decking.

First Floor Landing
UPVC double glazed window to the side, loft hatch and doors leading into the bathroom and three bedrooms.

Bedroom One
11'6" x 10'8" (3.51m x 3.26m)
With laminate flooring, fitted wardrobe, UPVC double glazed bay window to the front and radiator.

Bedroom Two
12'2" x 11'8" (3.71m x 3.56m)
A carpeted double bedroom with built in wardrobe, UPVC double glazed window to the rear and radiator.

Bedroom Three
7'3" x 7'0" (2.21m x 2.14m)
With laminate flooring, UPVC double glazed window to the front and radiator.

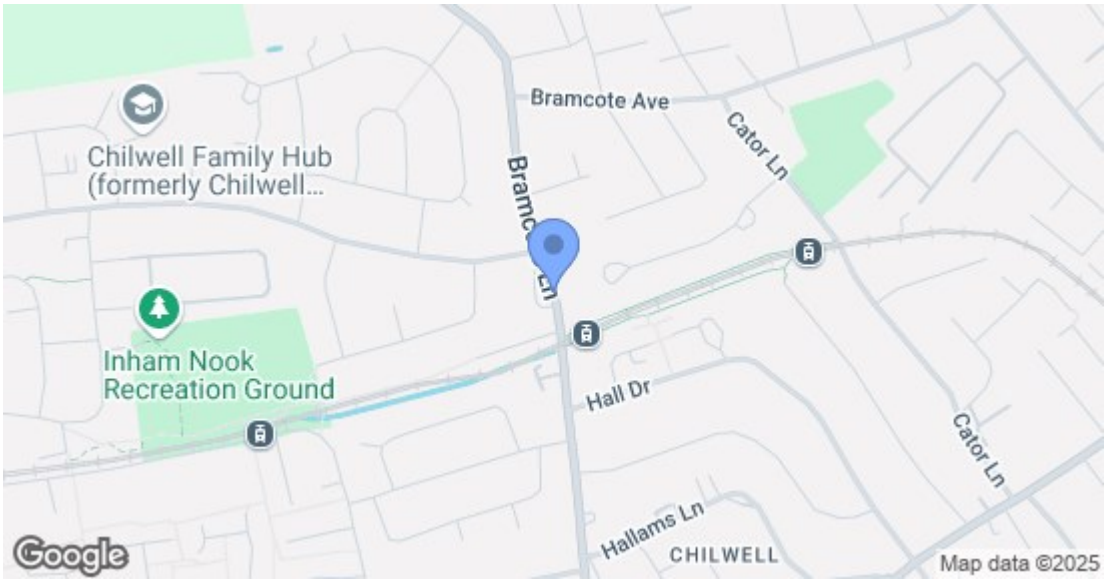
Bathroom
Incorporating a four piece suite comprising; panelled bath, corner shower, wash hand basin inset to vanity unit, low level WC, laminate flooring, spotlights to ceiling, contemporary radiator, UPVC double glazed window to the rear and extractor fan.

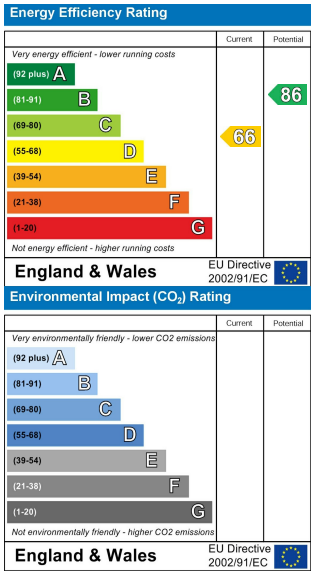
Outside
To the front of the property you will find a blocked paved driveway, stocked borders, mature shrubs and gated side access leading to the private and enclosed rear garden, which includes a decking area, perfect for entertaining, lawn with a patio beyond, a summer house, a further sheltered patio, power, outside water tap, raised and stocked beds, mature shrubs and fence boundaries.

Garage
Single garage with double doors to the front and two windows to the side.

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
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.





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