Robert Ellis

look no further. . .

Bramcote Drive
Beeston, Nottingham NG9 1AT

A traditional Hofton built three bedroom semi-detached house with a garage.

£375,000 Freehold

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We are pleased to offer for sale this traditional Hofton built three bedroom semi-detached house.

Situated in this highly regarded residential suburb in the North West of Beeston within walking distance of the market town centre itself, a busy and vibrant centre with a fantastic variety of shops and amenities including Sainbury's and Tesco, a great variety of bars, restaurants, cafes and bistros for all tastes and a cinema. Beeston offers superb transport links with bus, train and tram links as well as good cycle networks.

This instantly attractive property is centrally heated and double glazed and comprises: Entrance porch, hallway, two generous reception rooms and a fitted kitchen to the ground floor. To the first floor the landing provides access to three bedrooms, a bathroom and separate WC.

A driveway provides ample off street parking and a single garage and the attractively landscaped rear gardens have a recently laid terrace patio area and lower gardens with a colourful array of flowers and shrubs.

A great home for families and professional couples, an early internal viewing comes highly recommended.

Entrance Porch
With double glazed window and front entrance door with further door to the hallway.

Hallway
With double glazed window, radiator and stairs to the first floor with under stairs store cupboard.

Living Room
17'5" x 10'5" (5.33 x 3.20)
Electric flame effect fire and surround. Radiator, double glazed windows and patio doors leading to the rear garden.

Dining Room
13'10" x 12'0" (4.24 x 3.66)
Flame effect gas fire and surround. Radiator and double glazed bay window to the front.

Kitchen
13'2" x 8'5" (4.02 x 2.58)
Incorporating a fitted range of wall, base and drawer units with rolled edge worksurfaces and single bowl sink unit with single drainer, electric oven and gas hob. Cupboard housing the gas boiler (for central heating and hot water). Double glazed windows and door to rear garden.

First Floor Landing
Double glazed window and loft hatch housing the hot water cylinder.

Bedroom One
15'10" x 10'9" (4.84 x 3.28)
Fitted bedroom furniture including wardrobes, dressing table with drawers and eye level units over bedhead. Radiator and double glazed window to the front.

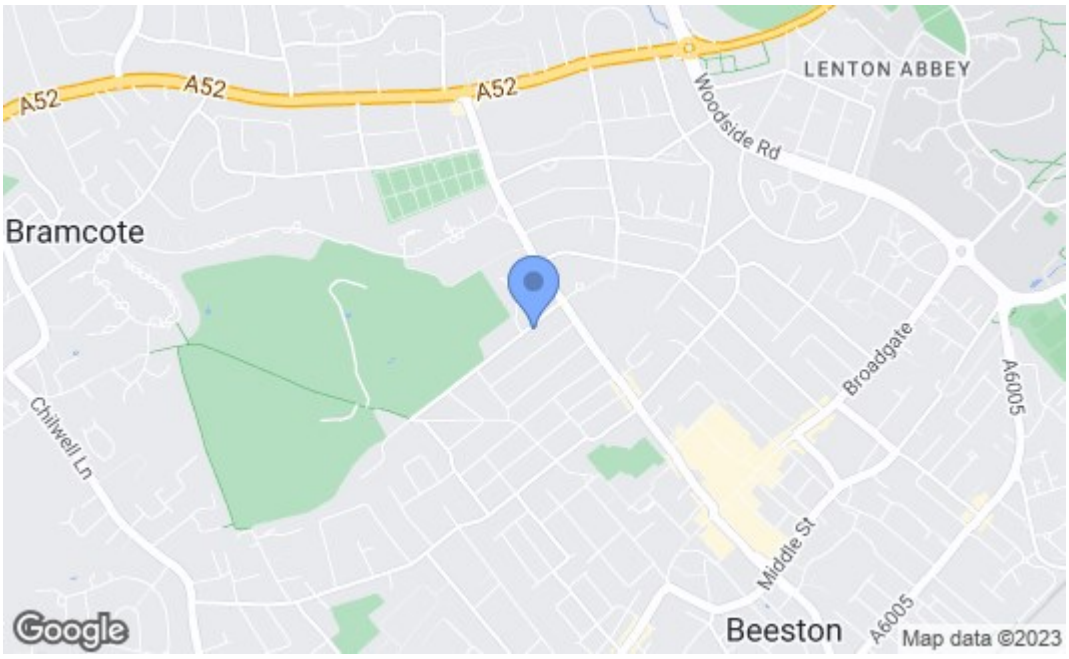
Bedroom Two
11'5" x 10'5" (3.50 x 3.20)
Fitted bedroom furniture including wardrobes, dressing table and eye level units. Radiator and double glazed window to the rear.

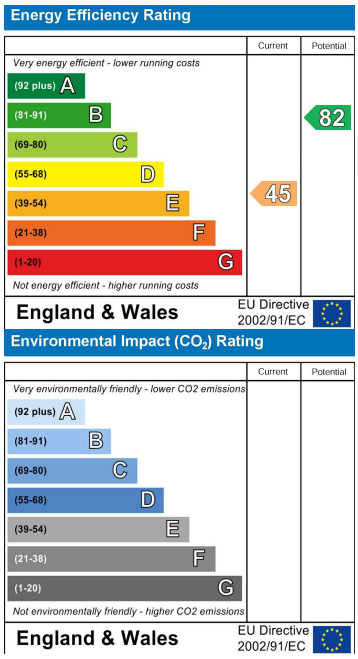
Bedroom Three
8'9" x 6'11" (less bulkhead of stairs) (2.68 x 2.11 (less bulkhead of stairs))
Radiator and double glazed window to the front.

Bathroom
Incorporating a two piece suite comprising vanity wash hand basin and panelled bath with shower over. Partially tiled walls, radiator and double glazed window.

Separate WC
Housing a low flush WC. Double glazed window.

Outside
To the front is a garden which is hedged and laid to lawn with flower borders. Driveway/car standing which runs along the side of the property to the sectional concrete single garage to the rear. The rear garden is enclosed and of generous size with a recently laid paved terrace patio area with steps leading to the lower garden which is laid mainly to lawn and flanked with colourful flower and shrub beds.





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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