



**Bramcote Lane**  
**Beeston, Nottingham NG9 4EU**

An impressive four bedroom detached family home with double garage and spacious landscaped front and rear gardens.

**Offers In The Region Of**

£175,000 - £180,000

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An impressive four bedroom detached family character home with double garage and spacious landscaped front and rear gardens.

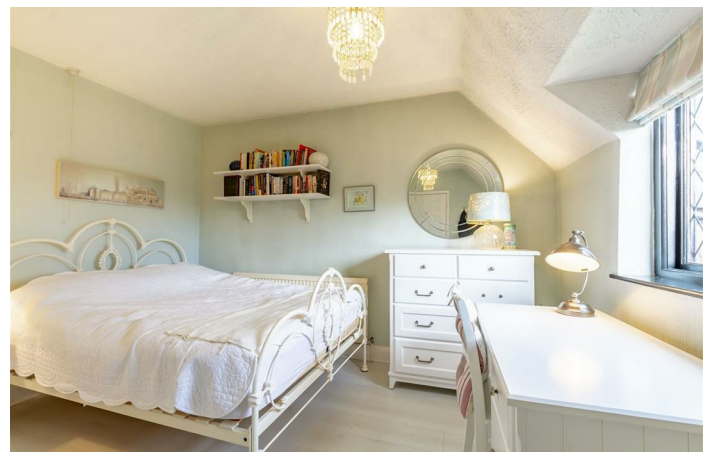
Situated in a popular residential location conveniently placed with access to a range of local amenities including supermarkets, public houses, independent coffee shops, gym, the new Arc cinema and Beeston train station. The property is a short walk from bus and tram stops providing access in an around the city of Nottingham with its theatres, shops, hospitals and well connected trains and buses. The East Midlands Airport and M1 motorway are also conveniently close by.

Set back from the road on a large plot, the accommodation is gas centrally heated and double glazed leaded windows throughout. In brief the internal accommodation comprises: Entrance hallway, cloakroom/shower, lounge with feature fireplace and French doors leading to the rear garden with connecting doors to a separate dining room and open plan kitchen/diner to the ground floor, all with dual aspects to front and rear. Stairs to the first floor lead to four bedrooms, the master having an en-suite shower room/WC and a family bathroom.

The property benefits from a lean-to connecting the side kitchen door to a double garage and utility room with the possibility to convert this utility room into a separate office space or annex (spp).

To the front of the property is a driveway providing ample parking for numerous vehicles with an enclosed landscaped garden, well stocked borders and metal gates. To the rear is a paved seating area with lawn beyond, an additional dropped seating area, pond, shed, mature shrubs, fruit and silver birch trees and fenced boundaries.

An early internal viewing comes highly recommended.



### Entrance Hallway

With double door through to tiled hallway with radiator and access to an understairs storage cupboard housing the meter boxes. Doors to kitchen and lounge with stairs to first floor and cloakroom to the rear.

### Cloakroom/Shower & WC

Incorporating a three piece suite comprising walk in mains power shower, low flush WC, vanity unit with wash hand basin, tiled flooring and splashbacks throughout, radiator, extractor fan and double glazed window to the rear.

### Lounge

27'5" x 12'0" (8.38 x 3.66)

A spacious room with laminate flooring, twin aspect hardwood sealed unit double glazed windows, bay windows and French doors leading to the rear garden. A feature brick fireplace with bell front cast iron coal effect gas fire, beamed ceiling, three radiators (bespoke fitted curtains and blinds negotiable).

### Dining Room

18'8" x 8'9" (5.71 x 2.67)

Laminate flooring with twin aspect hardwood sealed unit double glazed windows to the front and rear aspects, two radiators (bespoke fitted curtains and blinds negotiable).

### Kitchen/Diner

10'8" x 24'2" (3.262 x 7.382)

With wall, base and drawer units incorporating sink with mixer tap and water filter unit for cold water, integrated fridge freezer, dishwasher, electric microwave, oven and induction hob, underfloor heating, beamed ceiling, bricked arched recess and double glazed windows to the front, side and rear and double glazed door to the rear.

### Rear Covered Walkway

Covered walkway between the house and garage with hardwood doors at either end.

### First Floor Landing

With laminate flooring, double glazed window to the rear and access to the loft hatch.

### Bedroom One

15'1" x 12'7" (4.6 x 3.86)

With laminate flooring, double glazed acoustic reduction window to the front aspect, radiator and built in storage cupboard housing the water tank (bespoke curtains and blinds negotiable).

### En-Suite

Incorporating a three piece suite comprising walk in mains power shower, wall length vanity with wash hand basin and low flush WC, radiator and double glazed window to the front.

### Bedroom Two

12'0" x 9'10" (3.68 x 3.0)

With laminate flooring, radiator and double glazed window to the front.

### Bedroom Three

12'0" x 8'7" (3.66 x 2.64)

With laminate flooring, radiator and double glazed window to the rear. Direct access to:

### Bedroom Four

12'0" x 7'6" (3.66 x 2.29)

With laminate flooring, radiator and double glazed window to the rear.

### Bathroom

Incorporating a three piece suite comprising pedestal wash hand basin, low flush WC, freestanding bath tub, slip proof ceramic floor tiling, double glazed window to the rear, radiator with heated towel rail, ceiling and wall lights with different settings and access to airing cupboard housing the boiler.

### Outside

To the front of the property is a spacious driveway with ample parking for numerous vehicles, a landscaped garden with well stocked borders, a hedge screened front for privacy and metal gates. To the rear is a paved seating area with lawn beyond, an additional dropped seating space, small pond, mature shrubs, silver birches, quince tree, two pear trees, a bramley apple tree, herb bed, shed with electricity, outdoor tap and fenced boundaries.

### Workshop/Utility/Study

15'10" x 9'1" (4.83 x 2.77)

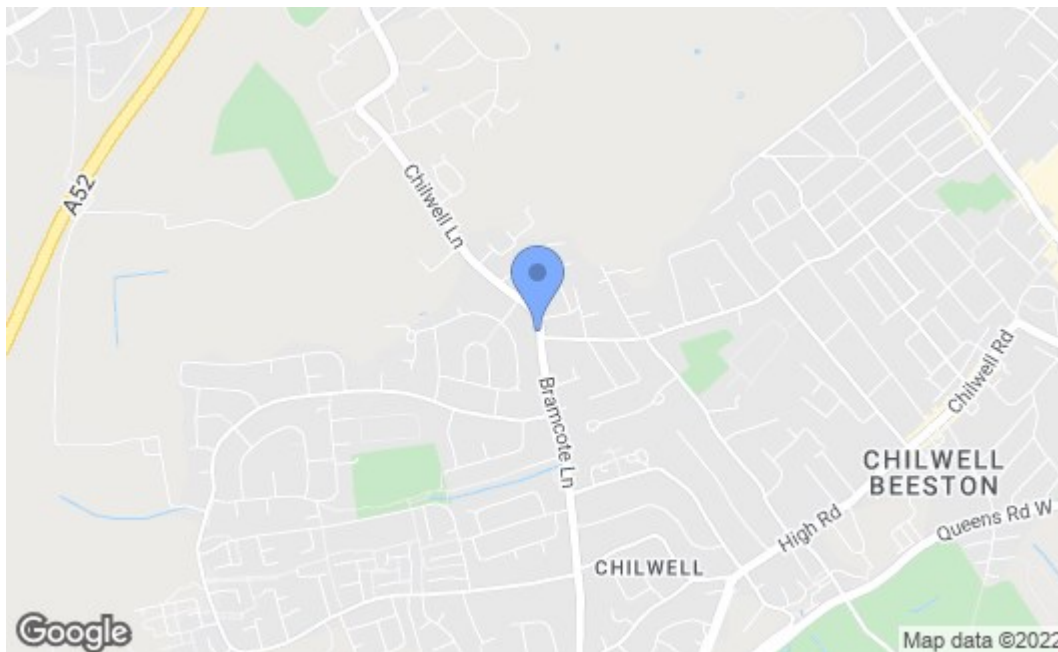
With single drainer sink unit, plumbing for washing machine and dryer, sealed unit double glazed windows to the side and rear.

### Garage

16'7" x 24'0" (5.071 x 7.336)

Double garage with electric door, tap to the front, workbench and cupboards. Door leading to utility room.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B		56	
(69-80) C			
(55-68) D			
(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.