Robert Ellis

look no further...

Seven Oaks Crescent,
Bramcote, Nottingham
NG9 3FW

£425,000 Freehold

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A spacious extended four-bedroom detached property with the benefit of no upward chain.

Situated a short walk from Bramcote Lane shops, you are positioned with a large range of local amenities on your doorstep include shops, public houses, healthcare facilities and transport links.

This spacious property would be considered an ideal opportunity for a large variety of buyers, looking to put their own stamp on a purchase, including families looking to upsize locally or anyone looking to relocate to this popular residential location.

In brief the internal accommodation comprises; porch through to the entrance hall, living room, open plan kitchen diner, utility room, second reception room, and downstairs WC. Then rising to the first floor are four bedrooms, one with en-suite and a family bathroom.

Outside the property has a lawned garden to the front with a block paved driveway and to the rear is a primarily lawned generous garden.

This bright and airy property is offered to the market with the benefit of UPVC double glazing and gas central heating throughout and an early internal viewing comes highly recommended in order to be fully appreciated.

Entrance Porch
UPVC double glazed door through to the entrance hall.

Entrance Hall
Secondary UPVC double glazed entrance door, carpet flooring, stairs leading to the first floor landing, useful under stair storage cupboard and radiator.

Lounge
26'10" x 11'10" (8.19m x 3.63m)
A generous lounge with UPVC double glazed bay window to the front, wall mounted gas fire, carpet flooring and radiator.

Kitchen Diner
22'6" x 20'0" (6.88m x 6.12m)
Fitted with a range of wall, base and drawer units, rolled edge work surfaces and breakfast bar, stainless steel sink and drainer unit, gas cooker point, space and plumbing for washing machine, further useful appliance space, tiling to walls and floor, inset ceiling spotlights, radiator, UPVC double glazed windows to the sides and rear and UPVC double glazed sliding patio doors to the rear garden.

Utility Room
6'3" x 4'11" (1.93m x 1.51m)
Fitted with a wash hand basin inset to base unit, useful appliance space, UPVC double glazed window and door to the side and door leading into the downstairs WC.

Downstairs WC
Fitted with a low level WC, wall mounted boiler and UPVC double glazed window to the side.

Family Room
13'2" x 8'10" (4.03m x 2.71m)
UPVC double glazed window to the front, laminate flooring and radiator.

First Floor Landing
Stairs rising from the ground floor, carpet flooring and doors leading into the bedrooms and bathroom.

Bedroom One
12'7" x 11'10" (3.86m x 3.63m)
UPVC double glazed bay window to the front, carpet flooring, fitted wardrobes and radiator.

Bedroom Two
12'6" x 11'0" (3.83m x 3.36m)
UPVC double glazed window the rear, carpet flooring, fitted wardrobes and radiator.

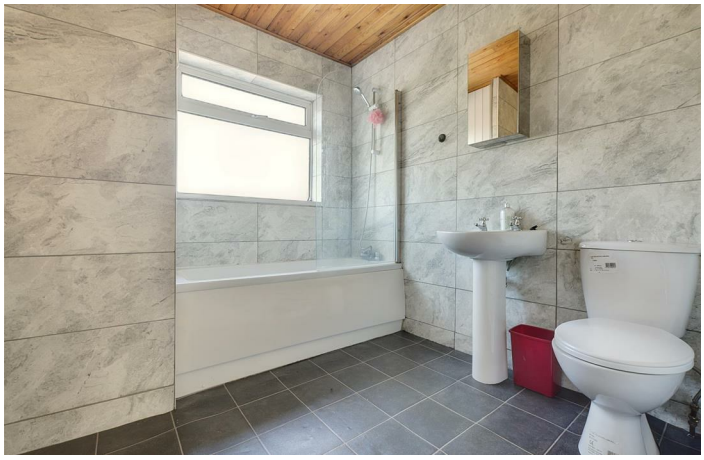
Bedroom Three
15'5" x 8'9" (4.71m x 2.69m)
UPVC double glazed window to the front, fitted wardrobes, carpet flooring, radiator and door leading into the en-suite.

En-Suite
Fitted with fully tilled walk in shower cubicle with mains control shower over, wash hand basin inset to vanity unit, low level WC, tiling to walls and floor, inset ceiling spotlights, wall mounted heated towel radiator and UPVC double glazed window to the rear.

Bedroom Four
7'1" x 6'7" (2.18m x 2.02m)
UPVC double glazed window to the front, carpet flooring and radiator.

Family Bathroom
Incorporating a three piece suite comprising; panelled bath with shower over and glass splash screen, pedestal wash hand basin, low level WC, fully tiled walls, wall mounted heated towel rail, inset ceiling spotlights and UPVC double glazed window to the rear.

Outside
To the front of the property there is lawned garden area with mature shrubs and trees with a blocked paved driveway to the side providing off road car standing. Gated side access leads to the generous private and enclosed rear garden which features a paved patio seating area with the raised lawned garden beyond and fence boundaries.



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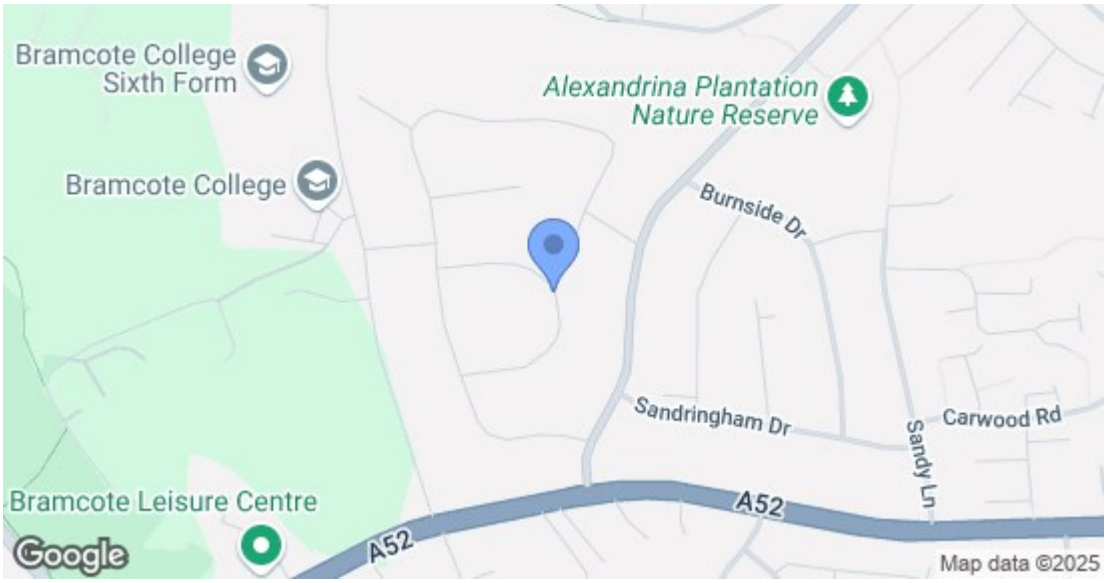

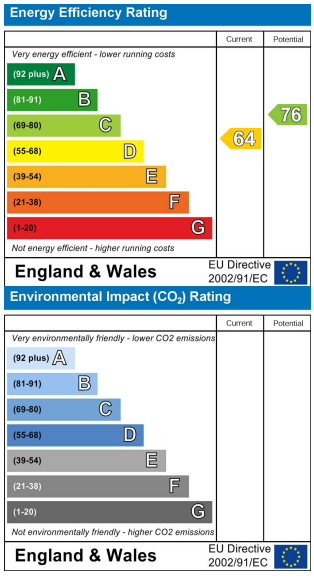

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

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