



**Bramcote Avenue  
Chilwell, Nottingham NG9 4DT**

A traditional three bedroom detached house  
located on a generous garden plot.

**Asking Price £325,000 Freehold**



A traditional three bedroom detached house located on a generous garden plot.

Offered for sale with no chain, this property benefits from gas fired central heating and double glazing and is ready for immediate occupation and offers great potential for any incoming buyer to make this into a fantastic long term family home. Being on a generous plot the property lends itself to be extended and with a high roof pitch there is the potential for a loft conversion (subject to planning permission and building regulations).

The accommodation currently comprises: Entrance porch, hallway, two reception rooms which are currently opened to create a through lounge/diner and an extended fitted kitchen. To the first floor the landing provides access to three bedrooms and a family bathroom.

Off road parking is provided at the front which leads to a brick built garage with up and over doors to the front and rear giving further parking beyond to an additional garage. The rear garden is a good size and maturely landscaped.

Situated in this popular residential location, great for families and commuters alike, as there are local schools within easy reach, the property is also on a bus route and approximately one mile from the vibrant town centre of Beeston offering a wealth of shops and amenities with great transport links to other areas.

Sensibly priced to attract early and positive interest, we recommend an early internal viewing to avoid disappointment.



### Porch

Entrance porch with double glazed window and glazed wooden entrance door leading to the hallway.

### Hallway

With open tread staircase to the first floor with under stairs alcove, radiator and door to the through lounge/diner.

### Lounge/Diner

The through lounge diner was originally two reception rooms and is now open to create a generous space.

Living Area 3.51 x 3.48

Feature fireplace with inset coal effect gas fire. Radiator, double glazed window to the front and opening to dining area.

Dining Area 3.81 x 3.48

With radiator and double glazed patio door to the rear.

### Kitchen

23'3" x 6'9" (7.09 x 2.08)

Incorporating a fitted range of wall, base and drawer units with rolled edge worksurfaces and inset one and a half bowl sink unit with single drainer. Built in electric oven, gas hob and extractor hood over. Cupboard housing the floor mounted gas boiler (for central heating and hot water). Plumbing and space for a washing machine and further appliance space. Double glazed windows to the rear and door to the side.

### First Floor Landing

With double glazed window and doors to bedrooms and bathroom.

### Bedroom One

11'5" x 11'3" (3.48 x 3.45)

With fitted wardrobes, radiator and double glazed window to the rear.

### Bedroom Two

12'5" x 11'5" (3.81 x 3.48)

With fitted wardrobes, radiator and double glazed window to the front.

### Bedroom Three

6'7" x 6'9" (2.03 x 2.08)

With radiator and double glazed window to the front.

### Bathroom

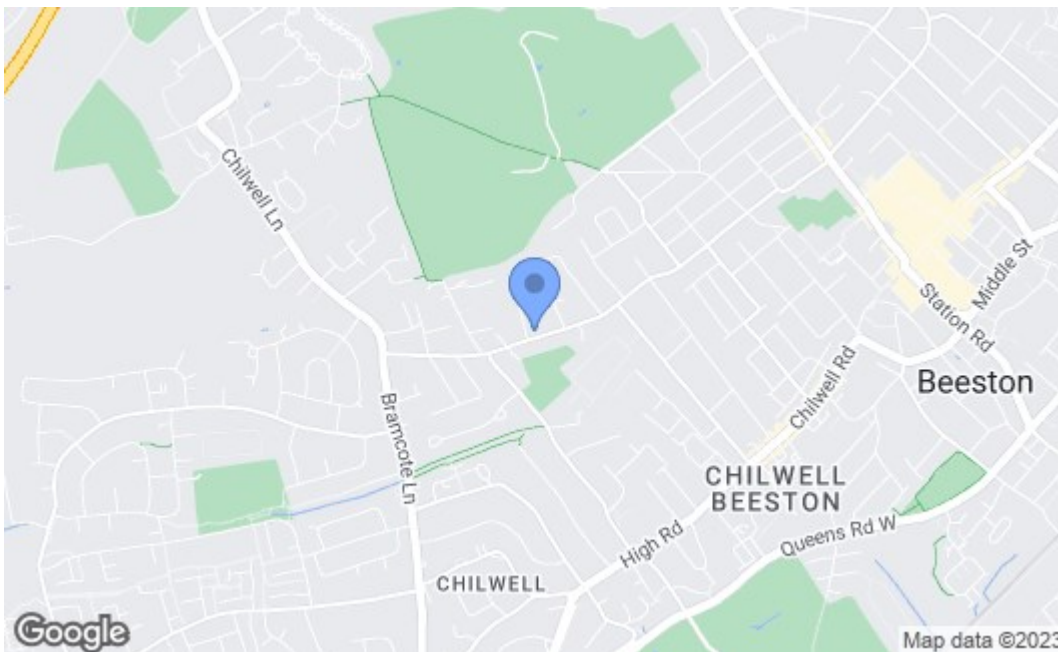
8'11" x 6'9" (2.74 x 2.08)

Recently upgraded with wash hand basin, low flush WC and low profile large shower tray and cubicle. Partially tiled walls, loft hatch and built in airing cupboard with hot water cylinder. Double glazed window.

### Outside

Fenced and enclosed front garden with a section of garden laid to lawn, Tarmac driveway providing off street parking leading to the attached brick built single garage with up and over door to the front, light and power and further up and over door to the rear elevation giving access to a further hard standing area and a second storage garage in the garden. A generous 'L' shaped rear garden is laid mainly to lawn with a paved patio area and a variety of well stocked flower and shrub beds and borders. There is a generous timber constructed summer house and a further patio area at the foot of the garden.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			81
(69-80) C			
(55-68) D			
(39-54) E		36	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>			
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.