Robert Ellis

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Charlotte Grove
Bramcote, Nottingham NG9 3HU

A well presented and spacious three double bedroom detached house with a garage.

£375,000 Freehold

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Situated in this sought after and well established residential location within easy reach of a range of local shops and amenities including schools, transport links, the Queen's Medical Centre and the A52 & M1, this fantastic property is considered an ideal opportunity for a variety of potential purchasers including young professionals and families.

In brief, the internal accommodation comprises: Porch, entrance hallway, inner hallway, WC, lounge and an open plan kitchen diner to the ground floor with three good sized double bedrooms and a family bathroom to the first floor.

The property is situated on a corner plot and to the front you will find a concrete driveway leading to the garage with a lawned garden and stocked beds and borders which carry on along the side of the property where you will find gated access to the rear garden which includes a patio which is perfect for entertaining, a lawned area, gravelled area, mature trees and shrubs, stocked beds and borders and fenced boundaries.

Having been extensively renovated to a high specification by the current vendors including a large modern bathroom, WC and general re-decoration throughout, this great property truly must be viewed in order to be fully appreciated.

Entrance Porch
With UPVC double glazed front door with flanking windows and door with flanking windows to the entrance hall.

Entrance Hallway
With parquet flooring, radiator and doors to the inner hallway, cloakroom and WC.

WC
With WC, wall mounted wash hand basin, tiled splashbacks, radiator and UPVC double glazed window to the side.

Inner Hallway
With parquet flooring, stairs to the first floor, radiator, useful under stairs storage cupboard, door to the kitchen diner and French doors to the lounge.

Lounge
19'5" x 11'0" (5.93 x 3.37)
With UPVC double glazed windows to the front and side, two radiators, spotlights and built in shelving and cupboards.

Kitchen Diner
21'5" x 10'9" (6.53 x 3.28)
With a range of wall, base and drawer units, worksurfaces one and a half bowl sink with drainer and mixer tap, integrated electric oven and grill, integrated electric hob with air filter over, tiled splashbacks, plumbing for a washing machine, integrated dishwasher, space for a fridge freezer, radiator, UPVC double glazed window to the side, two UPVC double glazed windows to the rear, wall mounted boiler and UPVC double glazed door to the side.

First Floor Landing
With UPVC double glazed window to the side, loft hatch, airing cupboard housing the hot water cylinder and doors to the bathroom and three bedrooms.

Bedroom One
12'9" x 11'5" (3.90 x 3.48)
Carpeted double bedroom with a feature wood panelled wall, UPVC double glazed window to the front, radiator and spotlights.

Bedroom Two
11'6" x 10'8" (3.51 x 3.27)
Carpeted double bedroom with UPVC double glazed windows to the rear and side and radiator.

Bedroom Three
17'8" x 8'4" (5.39 x 2.55)
Carpeted double bedroom with UPVC double glazed windows to the front and side and radiator.

Bathroom
10'9" x 9'6" (3.28 x 2.92)
Incorporating a five piece suite comprising panelled, bath, corner shower, two wash hand basins inset to vanity unit, WC, tiled flooring and splashbacks, heated towel rail and UPVC double glazed window to the rear.

Garage
17'11" x 10'11" (5.47 x 3.34)
With an up and over garage door to the front, power and electricity and a window and pedestrian door to the rear.

Outside
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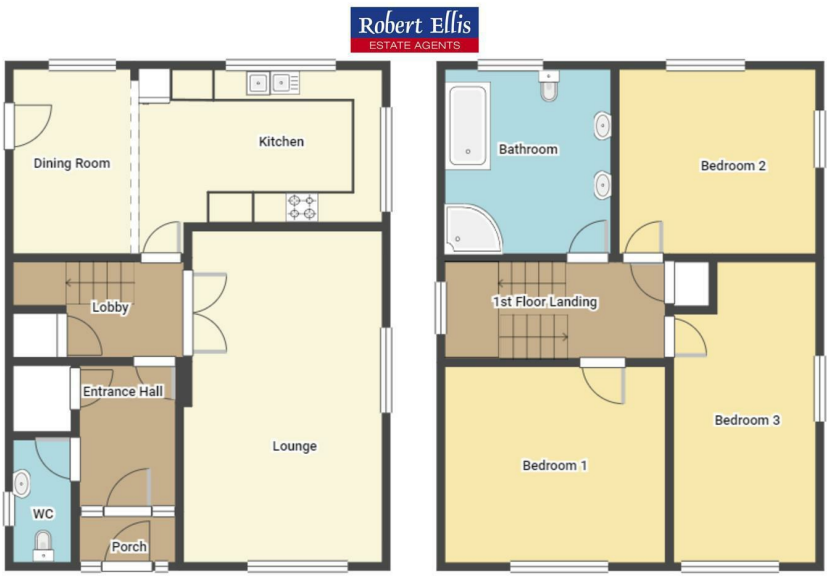

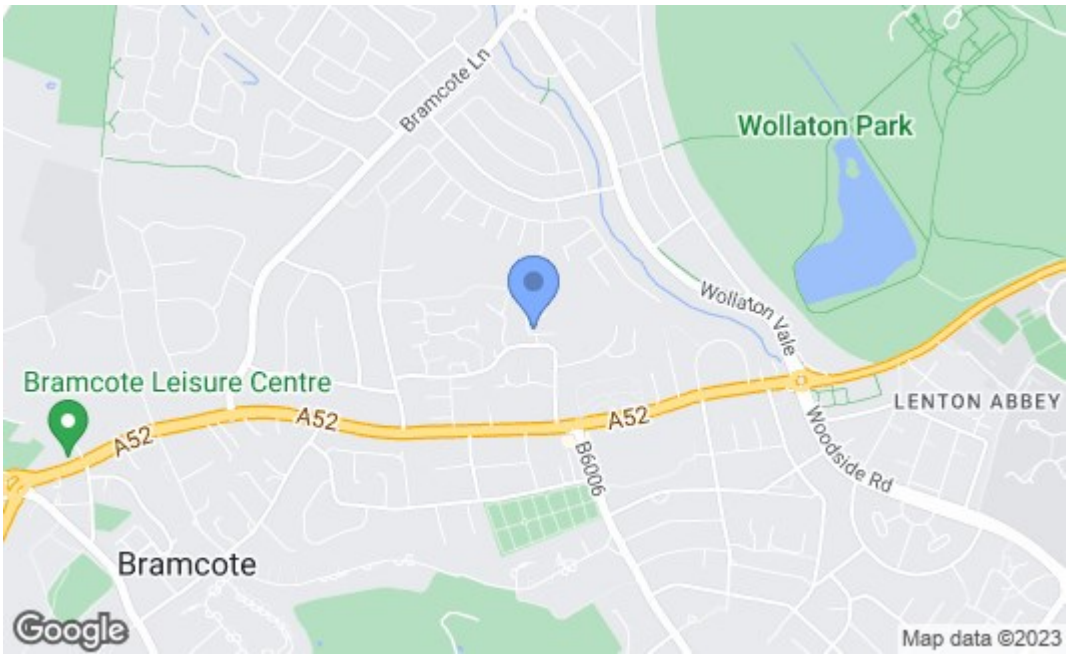

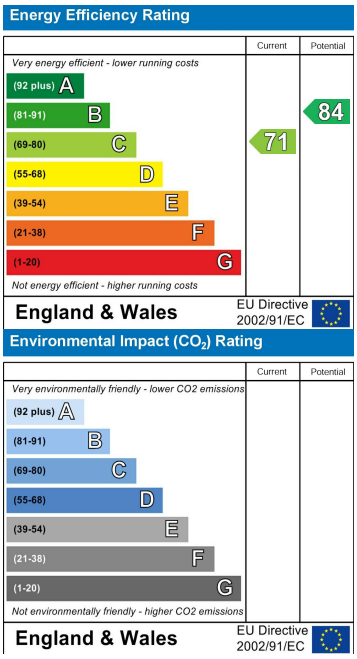

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

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