Robert Ellis

look no further...

Arundel Drive,
Bramcote, Nottingham
NG9 3FQ

£500,000 Freehold

0115 922 0888

/robertellisestateagent @robertellisea

A spacious and extended four bedroom, detached property with the advantage of no upward chain.

Situated within the sought-after residential location of Bramcote, there is the benefit of local amenities including shops, public houses, Wollaton hall and deer park, schools, transport links and medical facilities.

This wonderful property would be considered an ideal purchase for a large variety of buyers including growing families or anyone looking to relocate this this popular residential location.

In brief the internal accommodation comprises; entrance hall, living room, dining room, kitchen, utility room, downstairs WC and studio to the ground floor. Then rising to the first floor are three bedrooms, with an additional bedroom via bedroom two, bathroom and separate WC.

The homeowners have also recently added an annex to the property, this can be access from the front of the property or through the house and benefits from an entrance space, Kitchen/Bedroom, wet room and conservatory.

Outside to the front is a lawned well maintained garden with paved driveway with ample off-street parking. To the rear there is a generous private and enclosed rear garden.

With the benefit of gas central heating and fantastic location this property is well worthy of an early internal viewing.

Entrance Porch
Door through to the porch with tiled flooring.

Entrance Hall
Secondary door through to the hall with carpeted flooring and radiator.

Living Room
19'8" x 12'0" (6.01 x 3.66)
A carpeted room, with radiator, gas fireplace and UPVC double glazed sliding door to the rear garden.

Dining Room
13'11" x 12'3" (4.26 x 3.75)
A carpeted room, with radiator, gas fireplace and UPVC double glazed bay window to the front aspect.

Kitchen
11'10" x 7'10" (3.62 x 2.40)
A range of wall and base units with work surfacing over and tiled splashbacks, one and a half bowl sink, inset gas hob with extractor fan above and integrated electric oven and fridge. UPVC double glazed window to the rear aspect and door to the utility room.

Annex
A recently added annex, creating a separate living space with separate access to both the front and rear garden.

Utility Room
Space and fittings for freestanding appliance to include washing machine, dryer and freezer. UPVC double glazed doors to the front and rear aspect.

Downstairs WC
Fitted with a low WC, wash hand basin and UPVC double glazed window to the side aspect.

First Floor Landing
UPVC double glazed window to the side, loft hatch and doors leading into the bathrooms and bedrooms.

Bedroom One
14'0" x 12'5" (4.27 x 3.80)
A carpeted bedroom with UPVC double glazed window to the front, and radiator.

Bedroom Two
10'1" x 8'4" (3.08 x 2.55)
A carpeted bedroom with UPVC double glazed window to the front, fitted wardrobes and radiator.

Bedroom Three
10'0" x 9'3" (3.07 x 2.82)
A carpeted bedroom with UPVC double glazed window to the rear, built in storage cupboard and radiator.

Bedroom Four
16'7" x 7'7" (5.06 x 2.33)
A carpeted bedroom with UPVC double glazed window to the front and radiator.

Bathroom
Incorporating a three-piece suite comprising pedestal wash hand basin, bath and walk in electric power shower, fully tiled walls, heated towel rail and access to the airing cupboard housing the boiler.

Separate WC
Fitted with low flush WC, and part tiled walls.

Entrance Hall
Composite door through to the entrance hall with laminate flooring with fitted storage cupboard.

Kitchen/Bedroom
10'3" x 7'6" (3.13 x 2.29)
Laminate flooring and kitchen area to include wall and base units with work surfacing over, inset sink and basin and UPVC double glazed doors through to the conservatory.

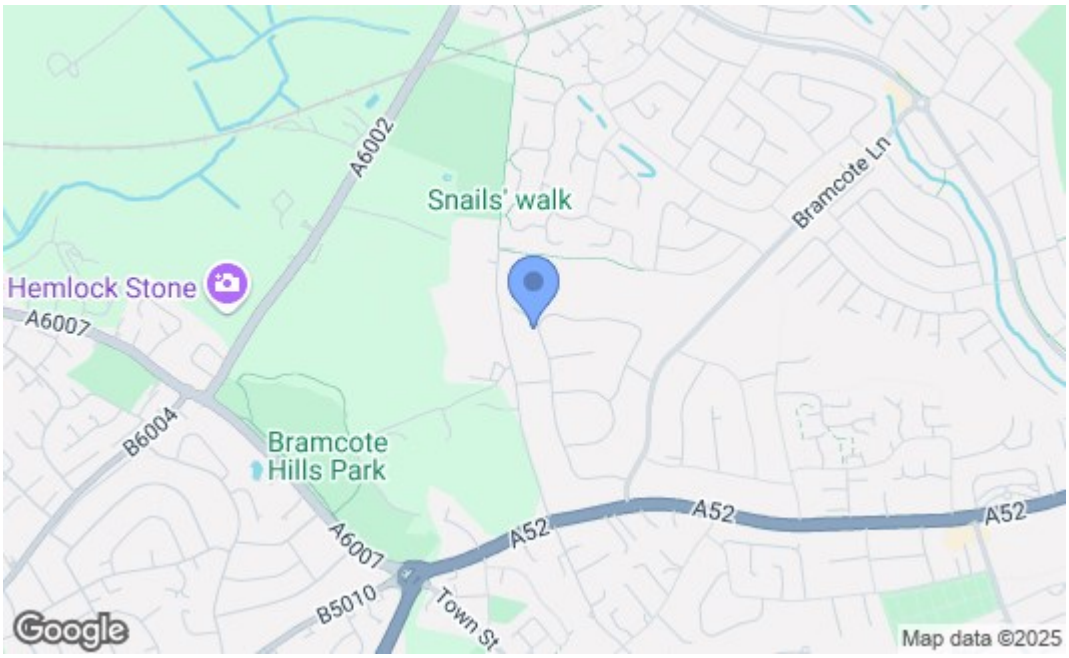
Conservatory
11'5" x 10'3" (3.48 x 3.14)
Laminate flooring, with radiator and UPVC double glazed windows and French doors to the rear garden.

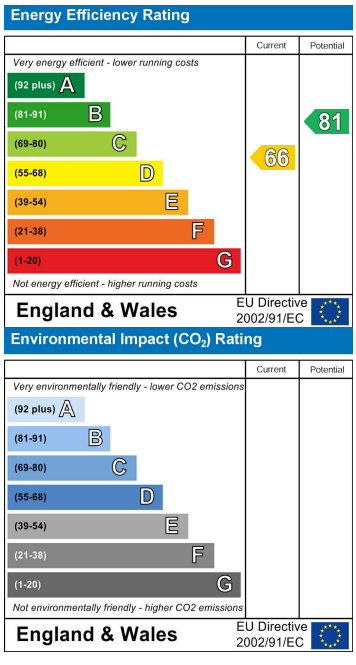
Wet Room
Incorporating a mains powered shower, low flush WC and wash hand basin, with plastic splashbacks and heated towel rail.

Outside
To the front is a lawned garden, with well established trees and shrubs and block paved driveway with ample off-street parking. To the rear there is a well-maintained private and enclosed rear garden which is primarily lawned and features a paved patio seating area, mature shrubs and trees and fence boundaries.

Material Information:
Freehold
Property Construction: Brick
Water Supply: Mains
Sewerage: Mains
Heating: Mains Gas
Solar Panels: No
Building Safety: No Obvious Risk
Restrictions: None
Rights and Easements: None
Planning Permissions/Building Regulations: Granted for completed extension.
Has the Property Flooded?: No

Disclaimer:
These details and Key facts 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. Full material information is available in hard copy upon request.





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.

12 High Road, Beeston, Nottingham, Nottinghamshire, NG9 2JP
beeston@robertellis.co.uk
0115 922 0888