



Arundel Drive,  
Bramcote, Nottingham  
NG9 3FQ

**£535,000 Freehold**



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 to 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 accessed 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

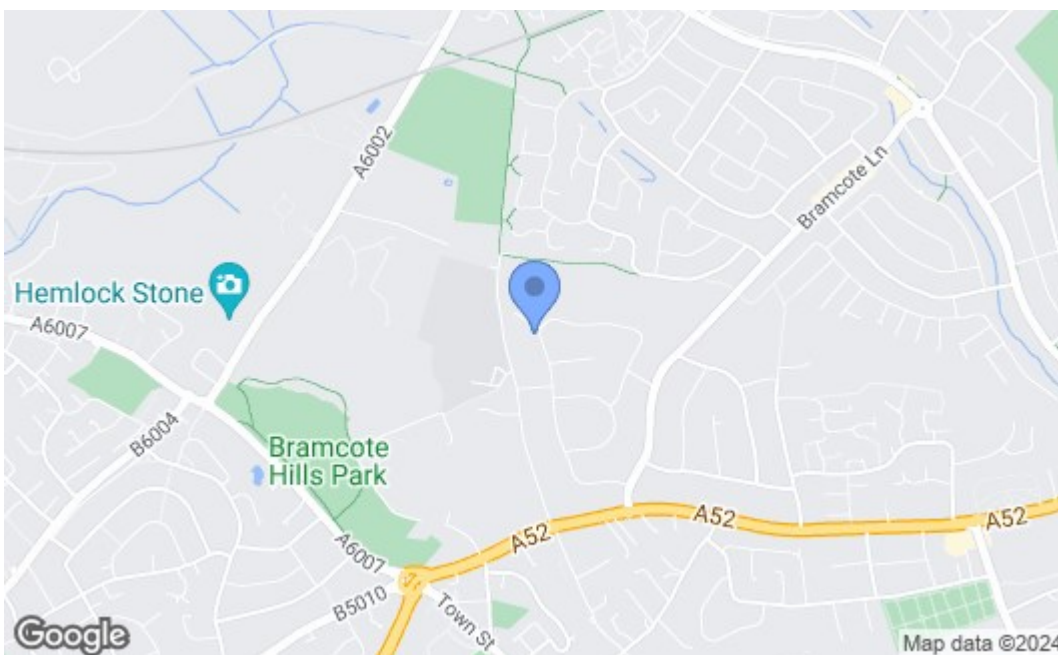
Planning Permissions/Building Regulations: Granted for completed extension.

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.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>81</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>66</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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