



**Denewood Avenue  
Bramcote, Nottingham NG9 3EU**

**£445,000 Freehold**

A well presented three bedroom detached house with off road parking, a garage and a private and enclosed rear garden. Offered to the market with no upward chain.



A well presented three bedroom detached house situated in a popular residential location, ideal for a variety of purchasers including families looking to upsize or any buyer relocating to be within this convenient location.

In brief, this spacious home comprises: Entrance hall, open plan lounge/diner, kitchen, utility room and WC to the ground floor. Rising to the first floor are three bedrooms, a family bathroom and separate WC.

There is the benefit of a patterned Presscrete front driveway for multiple vehicles with flower bed surrounds and access to the integral garage (with power). Side access to the rear garden which has been beautifully maintained by the current owner, here is a paved seating area with wind down sun shades, lawned space beyond with flowerpots, mature shrubs and a shed.

Situated within a popular, residential location it is conveniently placed within walking distance of Bramcote Lane shops benefiting from a range of local amenities to include shops, restaurants, and schools both primary and secondary. The property also provides easy access to bus routes in and around the city and is just a short distance from Beeston train station for journeys further afield and for those looking to commute, the A52 for Nottingham, Derby, and junction 25 of the M11 motorway is a short drive away with East Midlands Airport being approximately 25 minutes away.

An early internal viewing comes highly recommended to truly appreciate this lovely family home.



#### Entrance Porch

With a double glazed door through to the tiled entrance porch.

#### Entrance Hallway

A second door leads through to the hallway with wooden flooring and radiator.

#### Living/Dining Room

12'0" x 24'3" (3.660 x 7.416)

With wooden flooring, two radiators, UPVC double glazed window to the front aspect and UPVC double glazed sliding door to the rear garden.

#### Kitchen

10'11" x 8'8" (3.336 x 2.655)

With wall, base and drawer units with worksurfaces over, inset one and half bowl sink with drainer, integrated fridge and space for freestanding gas oven with hob. Newly installed wall mounted Worcester Bosch boiler and UPVC double glazed window to the rear aspect.

#### Utility Room

7'11" x 5'9" (2.428 x 1.764)

With tiled flooring, space and plumbing for appliances to include washing machine and dryer and UPVC double glazed door to the rear aspect.

#### WC

With WC and wash hand basin.

#### First Floor Landing

With access to the loft hatch and UPVC double glazed window to the side aspect.

#### Bedroom One

12'0" x 11'11" (3.659 x 3.645)

With wooden flooring, radiator, fitted wardrobes and dresser and UPVC double glazed window to the front aspect.

#### Bedroom Two

11'11" x 12'1" (3.646 x 3.692)

With wooden flooring, radiator, fitted wardrobes and UPVC double glazed window to the rear aspect.

#### Bedroom Three

8'0" x 7'11" (2.440 x 2.430)

With wooden flooring, radiator, fitted wardrobes and UPVC double glazed window to the front aspect.

#### Bathroom

Comprising bath with electric shower over, wash hand basin, heated towel rail, cupboard housing the water tank and UPVC frosted double glazed window to the rear aspect.

#### Separate WC

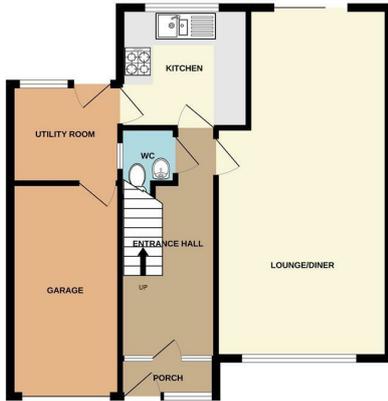
With WC and UPVC double glazed window to the side aspect.

#### Outside

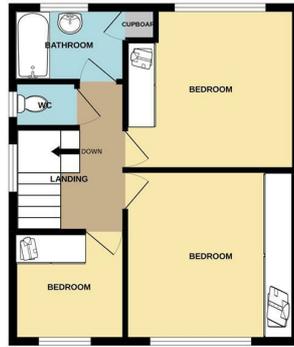
To the front of the property is a block paved driveway for multiple vehicles, with flower bed surrounds and access to the integral garage (with power). Side access leads to the rear garden which has been beautifully maintained by the current owner, here there is a paved seating area with sun shade umbrella, lawned space beyond with flowerpots, mature shrubs and a shed.



GROUND FLOOR  
632 sq.ft. (58.7 sq.m.) approx.

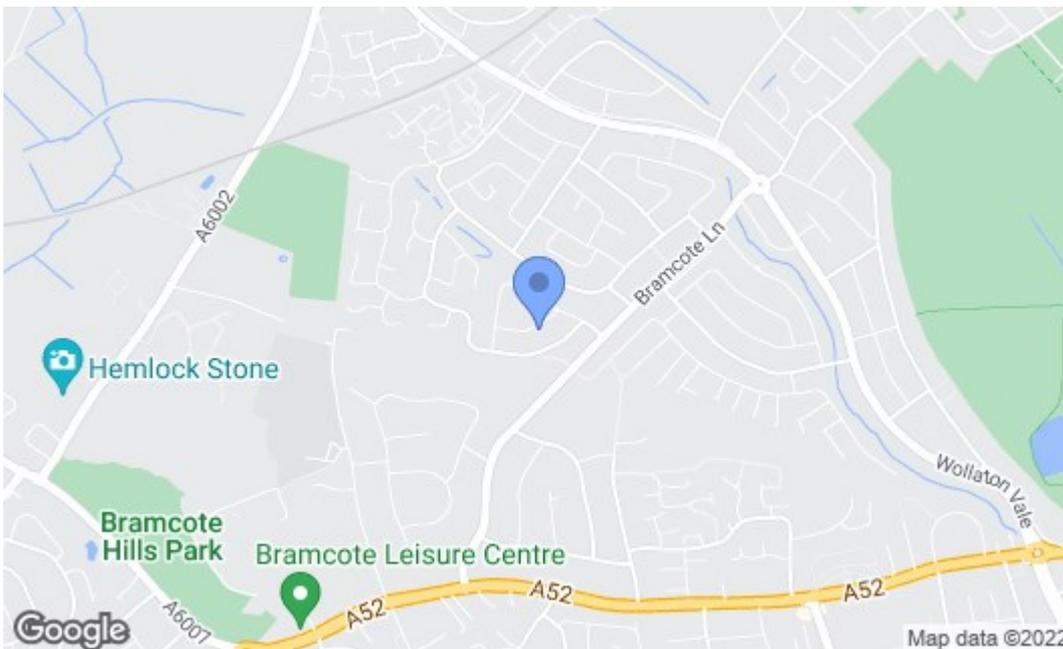


1ST FLOOR  
452 sq.ft. (42.0 sq.m.) approx.



TOTAL FLOOR AREA : 1084 sq.ft. (100.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		68	
(39-54) E			
(21-38) F			
(1-20) G			
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) 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	

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