



Balmoral Drive,  
Bramcote, Nottingham  
NG9 3FU

**£530,000 Freehold**





A extended and well proportioned four double bedroom detached house with a integral garage.

Situated in this sought-after and well established residential location, readily accessible for a range of local shops and amenities including, schools, transport links, The Queens Medical Centre and A52 and M1 for further afield, this fantastic property is considered an ideal opportunity for a variety of potential purchasers including growing families.

In brief the internal accommodation comprises; entrance hall, lounge, open plan kitchen diner, family room, WC and integral garage to the ground floor with four good sized double bedrooms, two of which share an En-suite, and family bathroom to the first floor.

To the front of the property you will find a lawned garden with a range of mature trees and shrubs, stocked beds and borders, blocked paved driveway providing car standing and gated side access leading to the private and enclosed south facing generous rear garden, which includes; block paved patio over looking the primarily lawned garden beyond, a range of mature trees and shrubs, stocked beds and borders and a useful storage shed.

Having been upgraded and extended by the current vendors this great property is offered to the market with the benefit of UPVC double glazing and gas central heating throughout, a light and airy versatile living space and a range of modern fixtures and fittings throughout, an early internal viewing comes highly recommended in order to be fully appreciated.





### Entrance Hall

Composite entrance door, two UPVC double glazed windows to the side and UPVC double glazed window to the front, stairs leading to the first floor, useful under stair storage cupboard and doors to the kitchen diner and lounge.

### Lounge

14'11" x 12'5" (4.55m x 3.79m)

UPVC double glazed window to the front, radiator, log burner with tiled hearth and opening into the kitchen diner.

### Kitchen Diner

30'6" x 9'8" (reducing to 7'10" (9.31m x 2.96 (reducing to 2.41m)

Fitted with a range of wall, base and drawer units, rolled edge work surfaces, stainless steel sink and drainer unit with mixer tap, integrated electric oven with electric hob above and extractor fan over, tiled splashback, plumbing for a washing machine, tumble dryer and dishwasher, integrated fridge, radiator, useful pantry, two UPVC double glazed windows to the rear, carpet flooring to the dining area, log burner with tiled hearth, door leading into the front hallway, door leading into the rear hallway and a opening leading into the family room.

### Family Room

12'1" x 9'8" (3.7m x 2.96m)

A carpeted room with radiator, UPVC double glazed windows to the rear and both sides and UPVC double glazed door to side leading to the garden.

### Rear Hallway

Tiled flooring, UPVC double glazed door with flanking windows to the side and doors to the garage and downstairs WC.

### Downstairs WC

Fitted with a low level WC, wash hand basin, wall mounted heated towel rail, tiled flooring and tiled splashbacks.

### Integral Garage

17'1" x 7'8" (5.21m x 2.35m)

With power and electricity, electric roll up door, UPVC double glazed window to the side and wall mounted Worcester boiler.

### First Floor Landing

Stairs rising from the ground floor, loft hatch and doors leading into the bedrooms and bathroom.

### Bedroom One

16'7" x 12'4" (5.08m x 3.77m)

A carpeted double bedroom with fitted wardrobes, UPVC double glazed window to the front, radiator and door to the En-suite.

### En-suite

Incorporating a three piece suite comprising; tiled corner shower with electric shower over, wash hand basin inset to vanity unit, low level WC, tiling to floor, wall mounted heated towel, obscured UPVC double glazed windows to the front and side, extractor fan, spot lights to ceiling and door leading into bedroom two.

### Bedroom Two

17'1" x 10'11" (5.21m x 3.33m)

A carpeted double bedroom with fitted wardrobe, UPVC double glazed windows to the front and side and radiator.

### Bedroom Three

13'8" x 8'10" (4.18m x 2.71m)

A carpeted double bedroom with UPVC double glazed window to the rear and side and radiator.

### Bedroom Four

11'10" x 9'7" (3.63m x 2.94m)

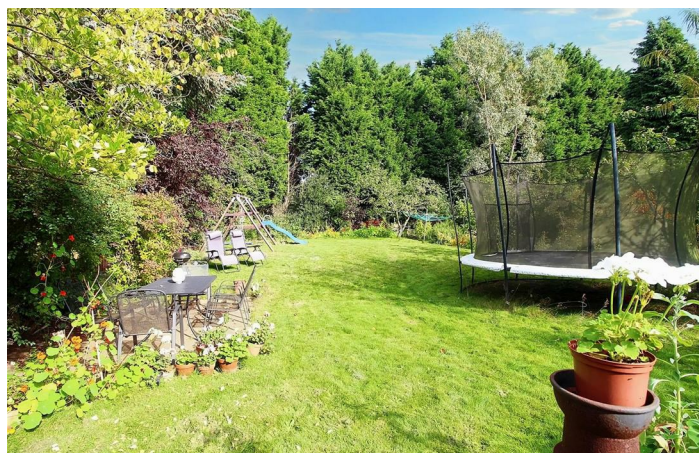
A carpeted double bedroom with UPVC double glazed window to the rear and radiator.

### Bathroom

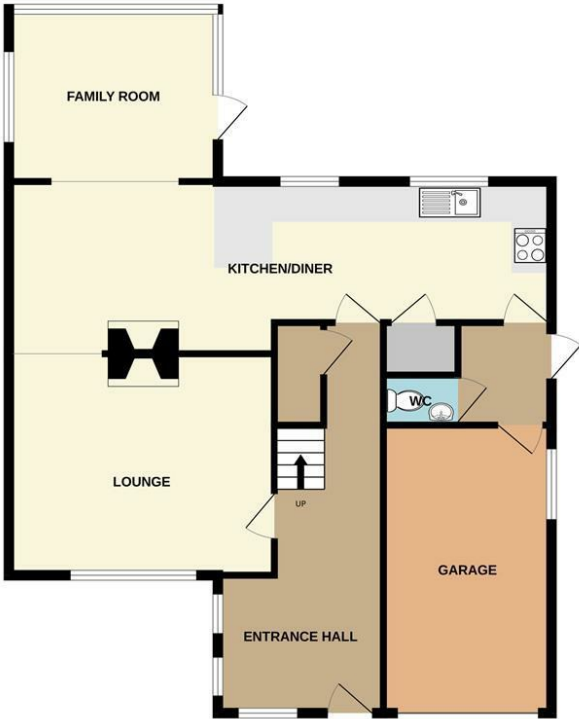
Fitted with a four piece suite in white comprising; panelled bath, tiled corner shower with electric shower over, wash hand basin inset into vanity unit, low level WC, tiled floor and walls, radiator, extractor fan and two obscured UPVC double glazed windows to the rear.

### Outside

To the front of the property you will find a lawned garden with a range of mature trees and shrubs, stocked beds and borders, blocked paved driveway providing car standing and gated side access leading to the private and enclosed south facing generous rear garden, which includes; block paved patio over looking the primarily lawned garden beyond, a range of mature trees and shrubs, stocked beds and borders and a useful storage shed.



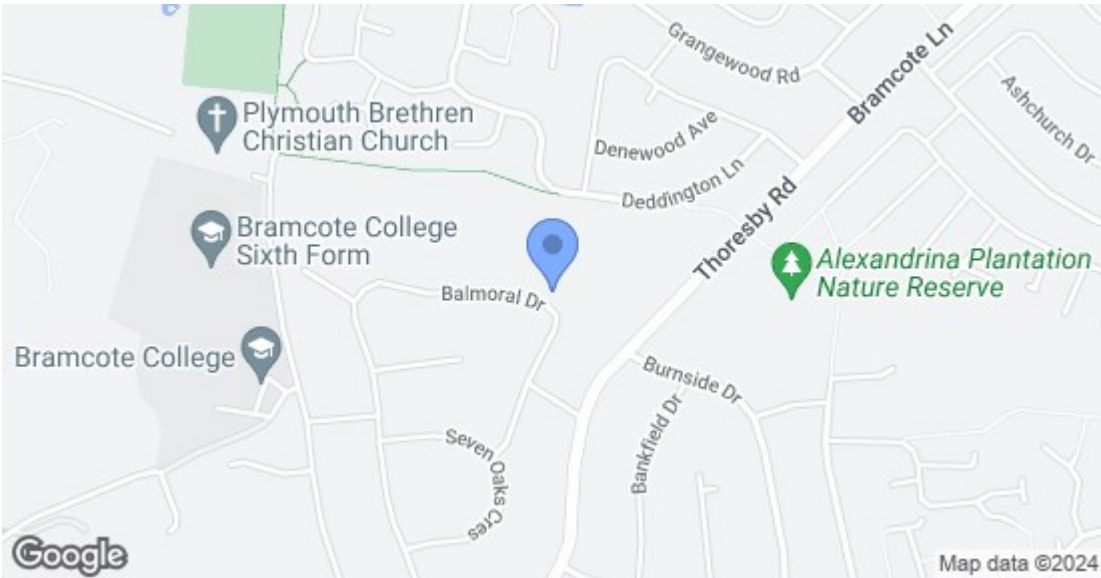
GROUND FLOOR



1ST FLOOR



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		79
(81-91) B		
(69-80) C		67
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales 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		
England & Wales EU Directive 2002/91/EC		

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