



Kingsbridge Way,  
Bramcote, Nottingham  
NG9 3LW

**£550,000 Freehold**

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A substantial and well-presented 1980's built four-bedroom detached house.

Considered ideal for the needs of a growing family, this excellent property with a versatile interior has been well maintained and upgraded during the current vendors occupation including a recently re-fitted kitchen dining area.

In brief the impressive interior comprises: entrance porch, entrance hallway, WC, sitting room, dining/lounge and kitchen diner. Rising to the first floor is a master en-suite bedroom, three further good sized bedrooms, and family bathroom.

Outside the property has well-manicured mature primarily lawned gardens to front and rear with borders, and drive providing ample car standing with the garage beyond.

Occupying an enviable cul-de-sac position surrounded by other detached homes, this great house is well placed for a wide range of local amenities including transport links, schools, shops and parks.



A UPVC double glazed entrance door with flanking windows leads to porch, second wooden door with UPVC double glazed window to the side leads to the entrance hallway.

### Entrance Hallway

Radiator with decorative cover, and stairs to the first floor landing.

### Downstairs WC

With WC, pedestal wash-hand basin with tiled splashback, wall mounted heated towel rail, and UPVC double glazed window.

### Sitting Room

20'0" x 11'5" (6.11m x 3.48m )

UPVC double glazed window to the front, double glazed patio doors to the rear, two radiators, and a fuel-effect gas fire with granite style hearth and surround and Adam style mantle.

### Dining Room/ Lounge

15'8" x 11'11" (4.80m x 3.64m )

Radiator, double glazed patio doors leading to the rear garden.

### Kitchen Diner

21'1" x 10'2" (6.44m x 3.12m )

With a modern range of fitted wall and base units, granite work surfacing with tiled splashback, single sink and drainer unit with mixer tap, inset gas hob with air filter above, inset electric oven and combination microwave, integrated washing machine, two UPVC double glazed windows, radiator, and UPVC double glazed doors to the exterior.

### First Floor Landing

With loft hatch, and airing cupboard housing the hot water cylinder.

### Master Bedroom

14'9" x 11'3" (4.52m x 3.45m )

UPVC double glazed window, radiator, and fitted wardrobes.

### En-Suite

9'7" x 6'6" (2.93m x 2m )

Fitted with a WC, wash-hand basin inset to vanity unit, double shower cubicle with mains control shower over, wall mounted heated towel rail, fully tiled walls, tiled flooring, UPVC double glazed window.

### Bedroom Two

11'8" x 9'7" (3.56m x 2.92m )

UPVC double glazed window, radiator, and mirror fronted wardrobes.

### Bedroom Three

10'10" x 9'7" (3.32m x 2.94m )

Radiator, UPVC double glazed window, and mirror fronted wardrobes.

### Bedroom Four

10'0" x 7'10" (3.07m x 2.40m )

UPVC double glazed window, and radiator.

### Bathroom

7'3" x 6'9" (2.21m x 2.06m )

Fitted with a WC, pedestal wash-hand basin with mirror, light and shaver point above, bath with Triton shower over, fully tiled walls, tiled flooring, wall mounted heated towel rail, and UPVC double glazed window.

### Outside

To the front, the property has an established garden with lawn and stocked borders, and a drive providing car standing with the integral garage beyond. Gated access leads along side the property to the rear garden. To the rear the property has an enclosed and private garden with patio, outside tap, well stocked beds and borders, with shrubs and trees, and a shed.

### Garage

14'11" x 14'9" (4.56m x 4.50m )

Electric roller door to the front, pedestrian door to the side, wall mounted Baxi boiler, light and power.

### 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: None

Accessibility/Adaptions: None

Does the property have spray foam in the loft?: No

Has the Property Flooded?: No

### Disclaimer:

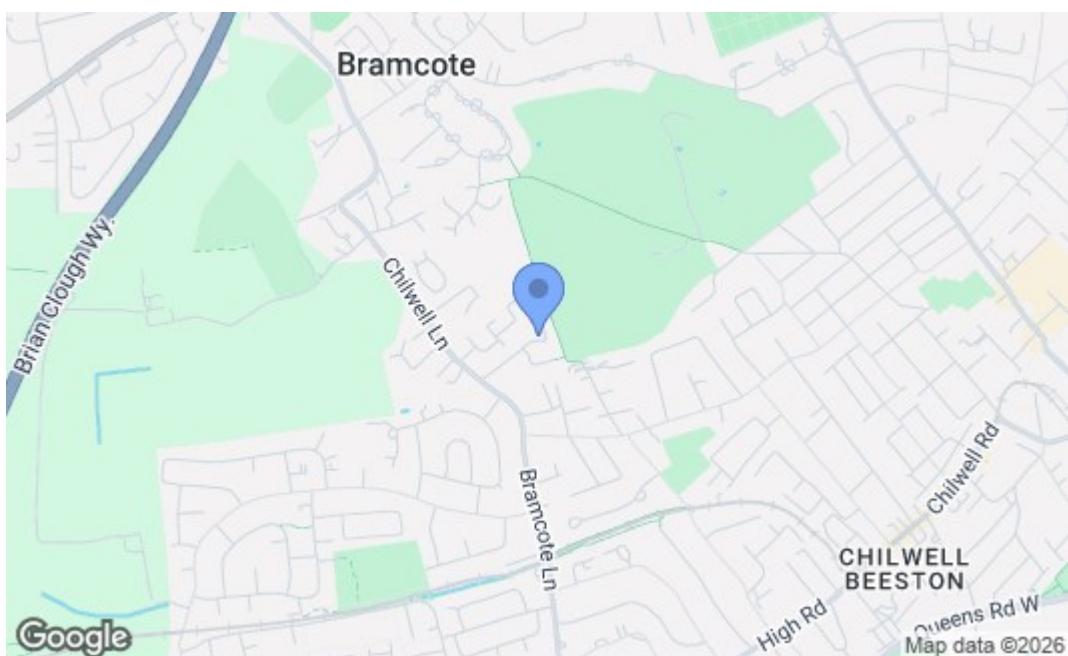
These details and Key facts are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose.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



GROUND FLOOR



1ST FLOOR



#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

EU Directive 2002/91/EC

England & Wales

80

68

#### 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		

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