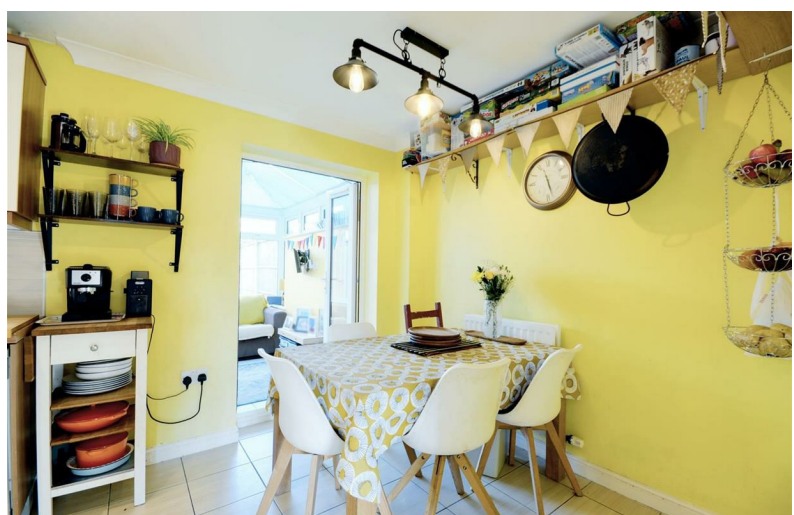


Robert Ellis

look no further...



Fieldfare Close,
Bramcote, Nottingham
NG9 3SY

£365,000 Freehold

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A modern four bedroom three storey semi-detached house.

This good quality well proportioned and designed property located at the head of a small cul-de-sac offers very well appointed contemporary living space with good quality fixtures and fittings throughout.

In brief the internal accommodation comprises entrance hall, downstairs cloakroom, lounge, kitchen/diner and to the first floor there are three bedrooms and a family Bathroom. To the second floor is the main bedroom with en-suite.

Outside the property has a low maintenance front garden with shrubs to the front and drive providing ample car standing with Garage beyond. To the rear the property benefits from a private and enclosed garden.

Situated within this popular development convenient for a range of local facilities including schools and good transport links, this great property would suit the needs of a wide variety of potential purchasers but is considered ideal for the family looking for larger accommodation.

An excellent property that simply must be viewed to be truly appreciated.



Entrance Hallway

Composite entrance door, parquet flooring, stairs leading to the first floor, radiator and doors leading into the downstairs cloakroom, lounge and kitchen.

Lounge

18'1" x 12'7" (5.52m x 3.85m)

UPVC double glazed window to the front, parquet flooring, two radiators and useful under stair storage cupboard.

Kitchen Diner

16'0" x 9'3" (4.89m x 2.83m)

Fitted with a range of wall, base and drawer units, work surfaces, one and half bowl stainless steel sink and drainer unit with mixer tap, integrated electric oven and grill above, inset gas hob with extractor fan over, space and plumbing for washing machine, further useful appliance space, complementary tiling to walls and floor, spot lights to ceiling, radiator, UPVC double glazed window to the rear and UPVC double glazed French doors leading into the conservatory.

Conservatory

9'4" x 6'10" (2.86m x 2.10m)

UPVC and brick construction, tiled flooring with underfloor heating and UPVC double glazed sliding doors leading into the rear garden.

Downstairs Cloakroom

Fitted with a low level WC, pedestal wash hand basin with tiled splashback, laminate flooring and radiator.

First Floor Landing

Stairs rising from the ground floor, carpet flooring, radiator and further stairs leading to the second floor.

Bedroom Two

12'0" x 8'11" (3.67m x 2.73m)

UPVC double glazed window to the front, carpet flooring, fitted wardrobes and radiator.

Bedroom Three

12'2" x 8'11" (3.72m x 2.73m)

UPVC double glazed window to the rear, carpet flooring and radiator.

Bedroom Four

UPVC double glazed window to the rear, carpet flooring and radiator.

Bathroom

6'7" x 6'2" (2.03m x 1.88m)

Fitted with a three piece suite comprising; panelled bath with mains powered shower over, pedestal wash hand basin, low level WC, tiling to walls and floors, wall mounted heated towel rail, shaver point and obscure UPVC double glazed window to the front.

Second Floor Landing

Stairs rising from the first floor and door leading in the main bedroom.

Bedroom One

20'8" x 12'5" (6.31m x 3.80)

UPVC double glazed window to the front, carpet flooring, fitted wardrobes, two radiators, loft access, two feature Velux windows and door leading into the en-suite.

En-suite

Fitted with a three piece suite comprising, walk in shower with mains control fixed rainfall shower and handset, wash hand basin with vanity unit below, low level WC, complementary tiling to the walls and floor, spot lights to ceiling, radiator and Velux window.

Garage

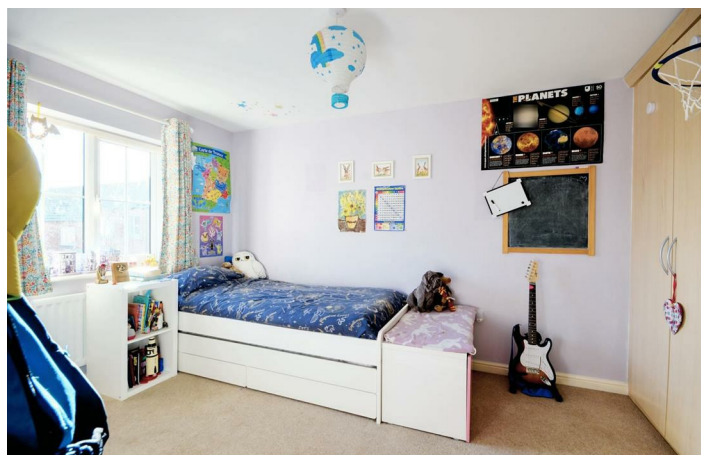
With up and over door to the front and pedestrian door to the side.

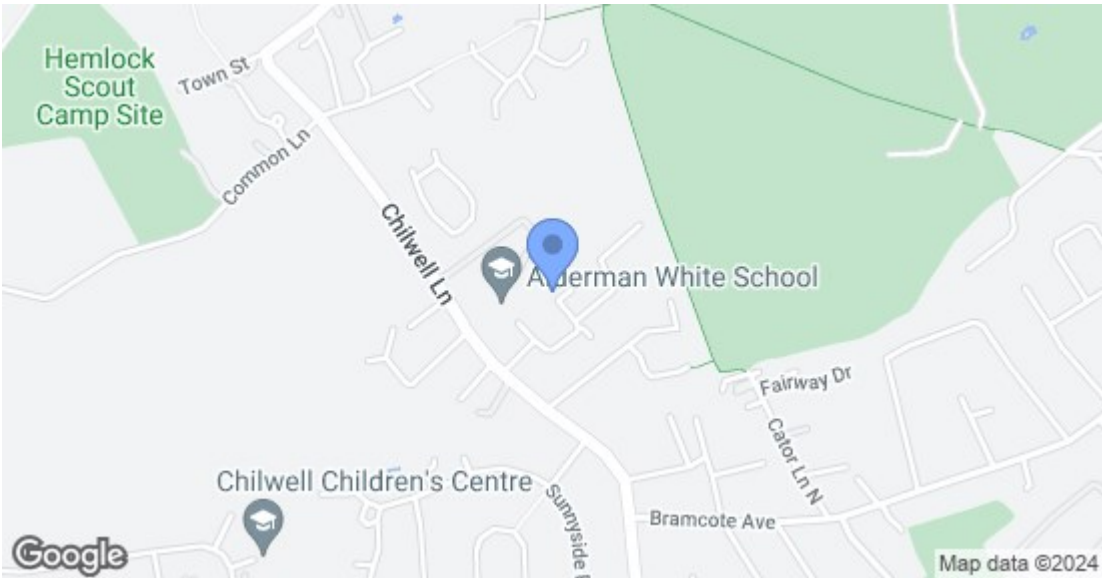
Outside

To the front of the property there is a low maintenance garden area with the driveway to side and the detached garage beyond. Gated side access leads to the rear garden which is mainly laid to lawn and features a paved patio seating area and is enclosed with timber fencing.

Council Tax Band

Broxtowe Borough Council Band C





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B	78	
(69-80) C		
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales EU Directive 2002/91/EC		

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.