Robert Ellis

look no further...

Arundel Drive,
Bramcote, Nottingham
NG9 3FX

£350,000 Freehold

0115 922 0888

/robertellisestateagent @robertellisea

AN IDEALLY PLACED, THREE BEDROOM DETACHED PROPERTY, WITH THE BENEFIT OF NO UPWARD CHAIN.

This would make the ideal purchase for a large variety of buyers including young professional or growing families looking to put their own stamp on their next home.

Situated within close proximity to a variety of local amenities including schools, shops, public houses and many other facilities, just a short walk away from Bramcote Lane shops. There is also the benefit of excellent transport links locally including trams and bus stops within walking distance and Beeston or Nottingham train station just a short distance away for journeys further afield.

In brief, the internal accommodation comprises: Entrance hall, living room, dining room and extended kitchen to the ground floor. Then rising to the first floor are two good sized bedrooms, a single bedroom, shower room and separate w.c.

To the front of the property is a lawned garden, with a block paved driveway with gated side access to the rear. The surprisingly large rear garden is primarily lawned, with a variety of trees and mature shrubs and the benefit of a detached garage.

With the advantage of double glazing throughout and gas central heating, this property is well worthy of an early internal viewing.

Entrance Hall
Entrance door though to the entrance hall with spacious storage cupboard.

Living Room
12'10" x 12'11" approx (3.93m x 3.95m approx)
Laminate flooring, radiator, gas fire and UPVC double glazed bay window to the front aspect.

Dining Room
11'6" x 12'1" approx (3.52m x 3.69m approx)
Wooden flooring, radiator, gas fire and UPVC double glazed French doors to the rear garden.

Kitchen
7'1" x 16'11" approx (2.18m x 5.17m approx)
Wall, base and drawer units with work surfaces over, inset sink with drainer. Integrated electric oven and gas hob above. Space and fittings for freestanding appliances. UPVC double glazed windows to the side and rear aspect and UPVC double glazed door to the side passage.

First Floor Landing
Access to the loft hatch and UPVC double glazed window to the side aspect.

Bedroom 1
11'0" x 13'5" approx (3.36m x 4.09m approx)
Wooden flooring, radiator, fitted wardrobes and UPVC double glazed bay window to the front aspect.

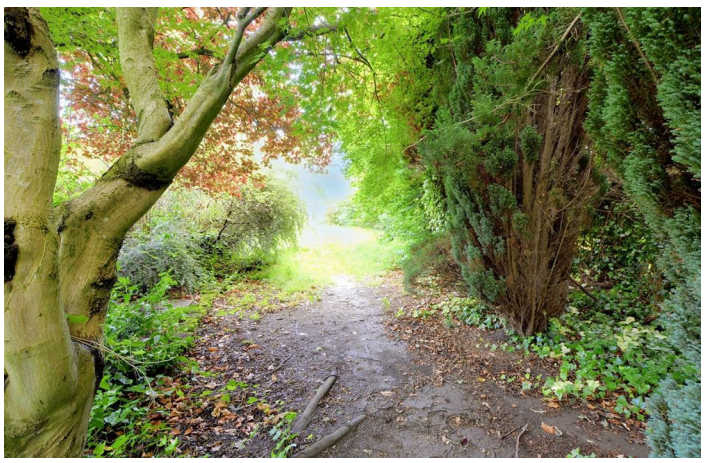
Bedroom 2
11'6" x 11'7" approx (3.52m x 3.54m approx)
Wooden flooring, radiator and UPVC double glazed window to the rear aspect.

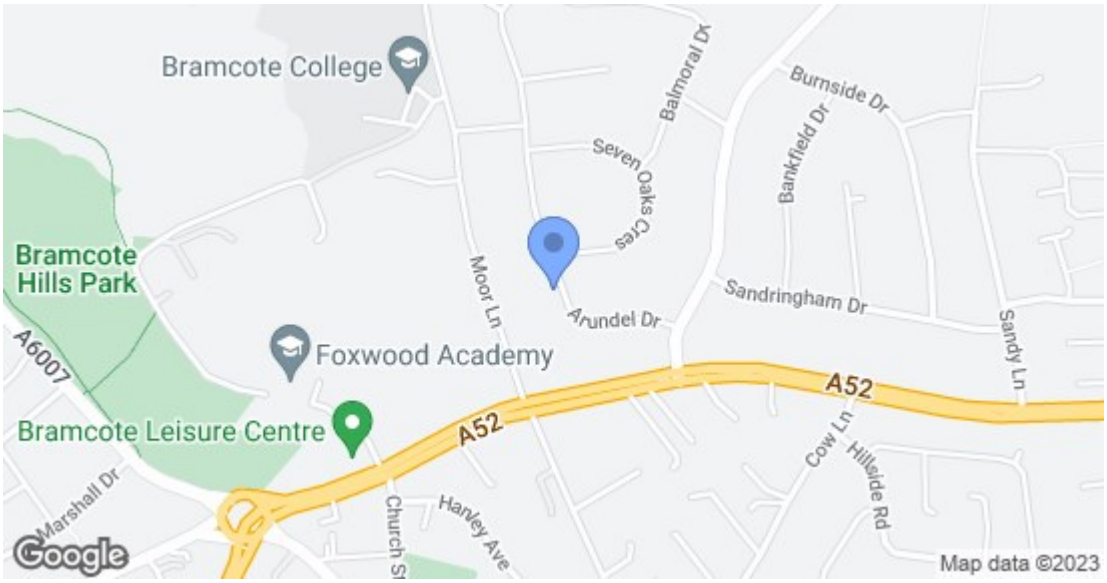
Bedroom 3
7'0" x 7'1" approx (2.15m x 2.16m approx)
Wooden flooring, radiator and UPVC double glaze window to the front aspect.

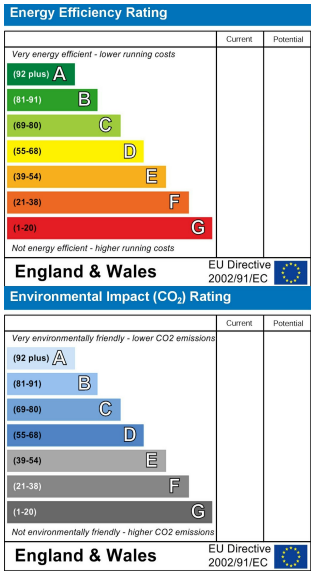
Shower Room
Walk in mains powered corner shower and wash basin. Storage cupboard housing the boiler.

Separate w.c.
Low flush w.c.

Outside
A lawned garden, with a block paved driveway with gated side access to the rear. The surprisingly large rear garden is primarily lawned, with a variety of trees and mature shrubs and the benefit of a detached garage.







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.

12 High Road, Beeston, Nottingham, Nottinghamshire, NG9 2JP
beeston@robertellis.co.uk
0115 922 0888