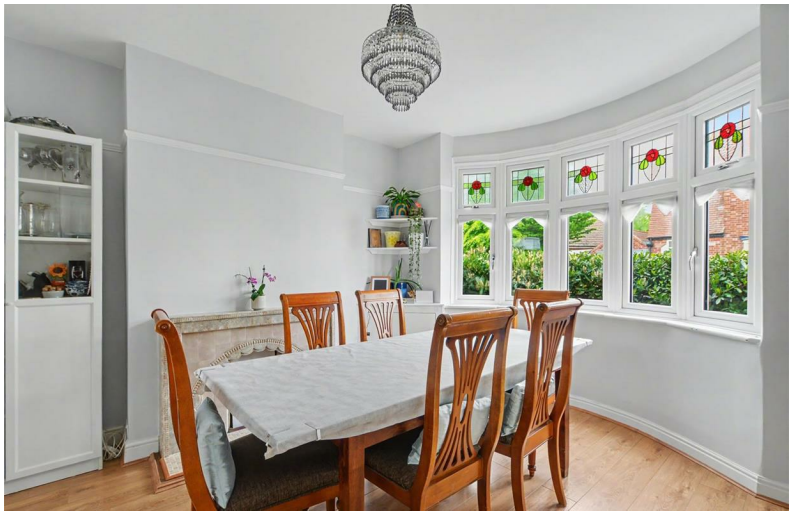
Robert Ellis

look no further. . .



Bramcote Road,
Beeston, Nottingham
NG9 1DW

£375,000 Freehold

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A beautifully presented attractive 1930's three-bedroom semi-detached house.

Having been significantly upgraded by the current vendors including external insulation, replacement glazing and widening the drive, this excellent house has retained a wealth of original character and charm, yet also has contemporary feel.

In brief the bright and appealing interior comprises entrance hall, dining room, kitchen, wall hallway with utility cupboard and WC off, and through lounge. Rising to the first floor are three good sized bedrooms, and a bathroom.

Outside the property has a drive providing ample car standing and an enclosed well-maintained rear garden with a sunny south facing.

Occupying an enviable position within north-west Beeston, a short walk from the town centre, and well placed for excellent transport links, schools and a wide variety of other facilities, this ready to move into property is well worthy of viewing.

Entrance
A composite panelled entrance door, stairs off to the first floor landing.

Dining Room
13'8" x 11'11" (4.18m x 3.65m)
UPVC double glazed bay window, radiator and a tiled Adam styled fire surround.

Kitchen
12'0" x 7'10" (3.66m x 2.41m)
With a range of fitted wall and base units, oak work surfacing with tiled splashback, gas cooker with air filter above, further appliance space, tiled flooring, UPVC double glazed window and door to the exterior.

Inner Hallway
With tiled flooring, utility cupboard with plumbing for a washing machine, space for a dryer, and UPVC double glazed window.

Downstairs WC
Fitted with a WC, wall-mounted wash-hand basin with tiled splashback, extractor fan and tiled flooring.

Sitting Room
11'10" x 11'10" (3.63m x 3.63m)
UPVC double glazed window to the front, further UPVC double glazed patio doors to the rear garden, radiator and a solid fuel burner, rustic brick fire surround and hearth.

First Floor Landing
With loft hatch and doors leading into the bathroom and three bedrooms.

Bedroom One
11'11" x 12'0" (3.64m x 3.68m)
UPVC double glazed windows to both front and rear, radiator, cast-iron fire place and a fitted cupboard.

Bedroom Two
11'11" x 11'8" (3.65m x 3.57m)
UPVC double glazed window, radiator, cast-iron fire place, and fitted wardrobes and further cupboard.

Bedroom Three
8'5" x 7'11" (2.57m x 2.42m)
UPVC double glazed window and radiator.

Bathroom
With a three-piece suite comprising WC, pedestal wash-hand basin, bath with mains control shower over, fully tiled walls, radiator with decorative cover, UPVC double glazed window and extractor fan.

Outside
To the front the property has a walled boundary and a drive providing car standing with a further gravel area with shrubs and double gated access leading to the side of the property. To the rear and side the property has block paving, decking, outside tap, various well stocked beds and borders with mature shrubs and trees and a shed.

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ESTATE AGENTS

GROUND FLOOR
450 sq.ft. (41.8 sq.m.) approx.

1ST FLOOR
450 sq.ft. (41.8 sq.m.) approx.

48 BRAMCOTE ROAD, BEESTON

TOTAL FLOOR AREA : 900 sq.ft. (83.6 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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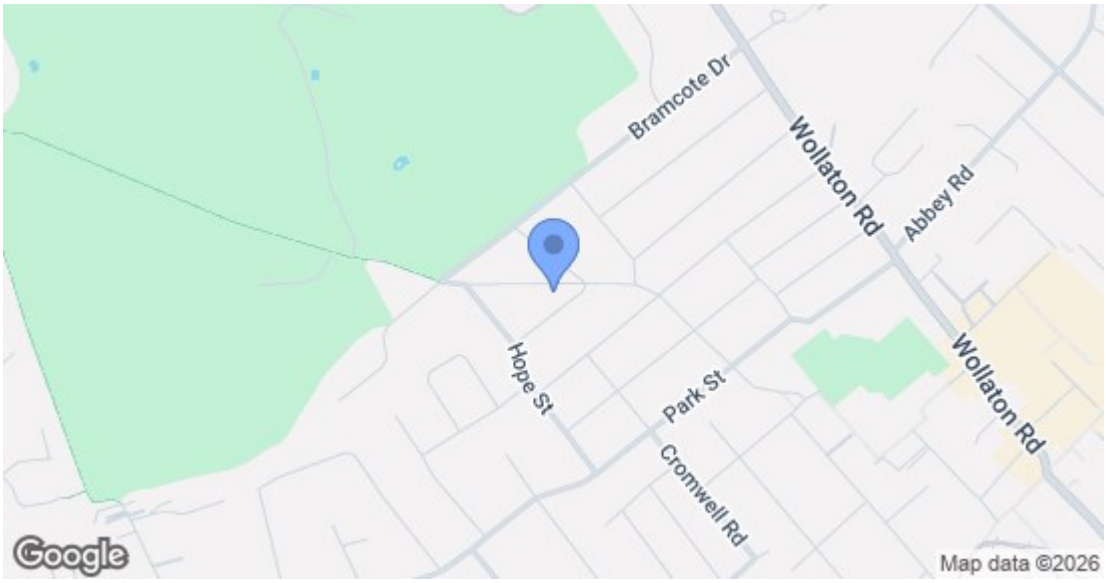

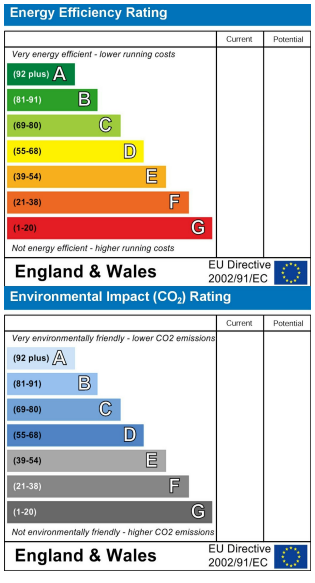

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