Robert Ellis

look no further...

Bramwell Drive,
Bramcote, Nottingham
NG9 3ST

£500,000 Freehold

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A well-presented modern five-bedroom detached house.

Having been well-maintained and benefitting from five good sized bedrooms, this excellent property would ideally suit the needs of a growing family, though is likely to appeal to a variety of potential purchaser and is available with chain free vacant possession.

In brief the bright and contemporary interior comprises: entrance hall, WC, through lounge, kitchen diner and study/office to the ground floor, rising to the first floor is a the primary bedroom with dressing room and en-suite, four further good sized bedrooms and a family bathroom.

Outside the property has a low maintenance lawned garden to the front, with a drive and car port to the side with detached brick and tile garage, and to the rear has an enclosed and primarily lawned garden.

Tucked away in an established and sought-after residential location, convenient for excellent transport links, local schools, shops, and a wide variety of other facilities, this versatile is well worthy of viewing.

A recesses porch shelters the composite entrance door.

Entrance Hall
Stairs to first floor landing, and radiator.

WC
With WC, pedestal wash-hand basin with tiled splashback, radiator, and extractor fan.

Lounge Diner
18'4" x 11'11" (5.61m x 3.65m)
UPVC double glazed window to the front, UPVC double glazed patio doors to the rear, radiator, and an electric fuel-effect fire with stone-style Adam surround.

Study/Office
9'4" x 9'3" (2.86m x 2.82m)
UPVC double glazed window and radiator.

Kitchen Diner
13'11" x 9'3" (4.26m x 2.82m)
Fitted wall and base units, work surfacing with tiled splashback, one and half bowl sink with mixer tap, inset gas hob with air filter above, inset electric oven and grill, integrated dishwasher, and fridge freezer, tiled flooring, UPVC double glazed patio doors leading to the rear garden.

Utility
6'5" x 4'10" (1.96m x 1.48m)
Fitted wall and base units, work surfacing with tiled splashback, single sink and drainer unit with mixer tap, tiled flooring, radiator, extractor fan, concealed Potterton boiler, double glazed door to the exterior.

First Floor Landing
UPVC double glazed window, and cupboard housing the pressurised hot water cylinder.

Bedroom One
12'7" x 9'7" (3.85m x 2.93m)
UPVC double glazed window and radiator.

Dressing Area
6'3" x 5'6" (1.91m x 1.70m)
Fitted wardrobe, radiator, UPVC double glazed window.

En-Suite
7'4" x 5'5" (2.24m x 1.66m)
WC, pedestal wash-hand basin, with shaver point, shower cubicle with mains controlled shower, fully tiled walls, wall mounted heated rail, extractor fan, and UPVC double glazed window.

Bedroom Two
10'6" x 8'7" (3.21m x 2.62m)
UPVC double glazed window, radiator, and fitted wardrobe.

Bathroom
7'10" x 5'6" (2.41m x 1.68m)
WC, pedestal wash-hand basin, with shaver point, bath with shower off taps, part tiled walls, wall mounted heated towel rail, UPVC double glazed window and extractor fan.

Bedroom Three
10'7" x 9'1" (3.23m x 2.78m)
UPVC double glazed window, radiator, and fitted wardrobe.

Bedroom Four
9'4" x 8'4" (2.87m x 2.56m)
UPVC double glazed window, and radiator.

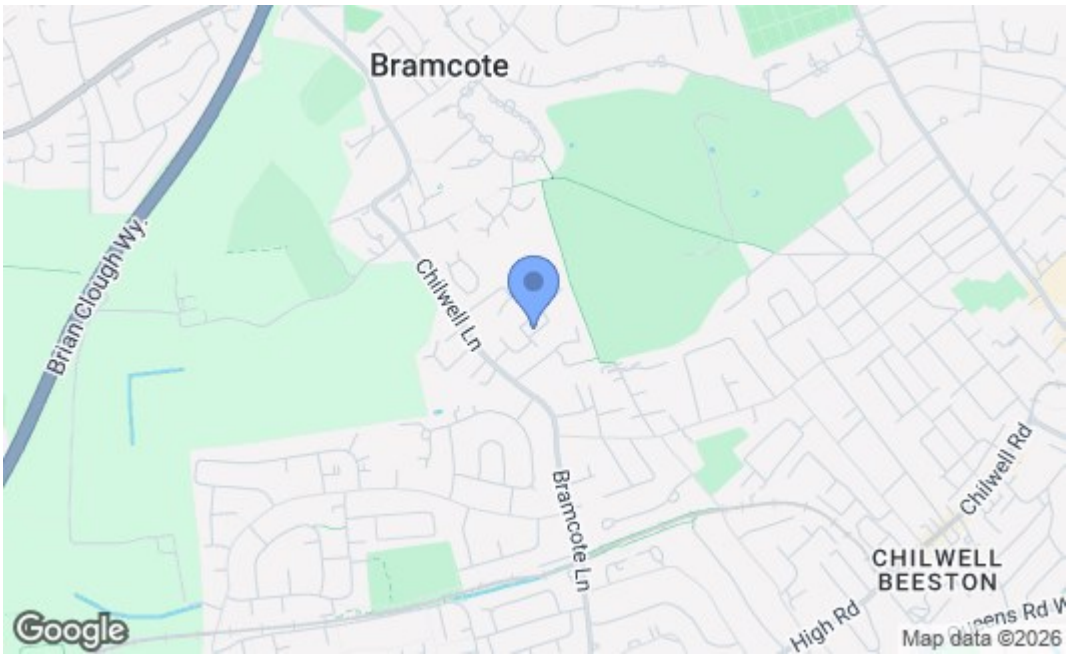
Bedroom Five
9'0" x 8'11" (2.76m x 2.73m)
UPVC double glazed window and radiator.

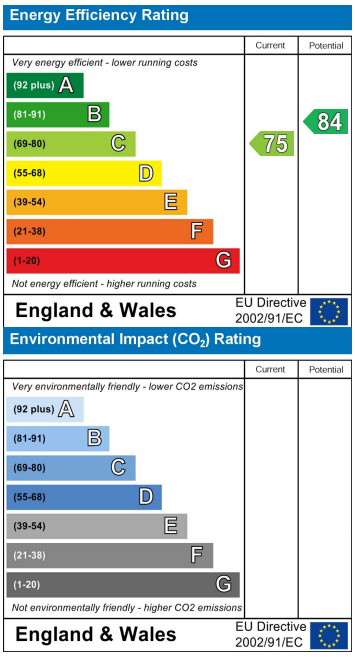
Outside
To the front the property has lawned borders and a path to the door, a car port with drive and brick and tiled garage beyond. To the rear the property has an enclosed primarily lawned garden with patio, outside tap, stocked beds and borders with mature shrubs and trees.

Garage
17'10" x 10'1" (5.44m x 3.08m)
Up and over door to the front, pedestrian door to the side, 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
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.





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