



Bramcote Lane,  
Chilwell, Nottingham  
NG9 4EX

**£450,000 Freehold**



A HEAVILY EXTENDED FIVE BEDROOM SEMI DETACHED PROPERTY SITTING ON A LARGE PLOT.

The property is ideally suited to a large variety of buyers including growing families or any purchaser looking to relocate to this popular and convenient location.

Occupying a sought after residential location, it is readily accessible for Beeston town centre, Nottingham University and the Queens Medical Centre, with a variety of other local amenities including schools, shops and public houses within close proximity. The position of the property also offers easy access for both bus and tram transport links and commenting roads such as the A52 and junction 25 of the M11 motorway.

In brief, the internal accommodation comprises: Entrance hall, living room, family room (currently used as a bedroom), kitchen diner, utility room and downstairs w.c. Then rising to the first floor are four double bedrooms, a further single bedroom and two bathrooms.

To the front is a paved driveway for multiple cars with stone wall, surrounded by mature shrubs and well planted flower beds, with gated side access to the rear garden. To the rear is a surprisingly large, primarily lawned garden, with paved seating area, outside tap, stocked flower beds, mature shrubs and shed.

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



### Entrance Hall

UPVC double glazed entrance door through to the entrance Hall.

### Living Room

17'2" x 15'1" approx (5.24m x 4.61m approx)  
Exposed floorboards, with radiator, 2x UPVC double glazed window to the front aspect and UPVC double glazed window to the side aspect.

### Family Room/Bedroom

13'6" x 11'5" approx (4.14m x 3.48m approx)  
Laminate flooring, with radiator and UPVC double glazed bay window to the front aspect.

### Kitchen

17'1" x 15'10" approx (5.23m x 4.83m approx)  
A range of fitted base and draw units with work surfaces over inset one and half bowl sink with drainer, and mixer tap with tiled splash backs, a range master cooker with gas hob, double oven and extractor fan above, plumbing for a dishwasher, two integrated fridges, large walk in pantry with fitted shelving, 2x radiators and 2x UPVC double glazed windows to the rear aspect and UPVC double glazed window to the side aspect.

### Utility Room

15'8" x 9'0" approx (4.78m x 2.76m approx)  
A range of fitted wall and base units with work surfaces over and tiled splash backs. Space and fittings for freestanding appliance to include washing machine. Access to the boiler cupboard. UPVC double glazed window to the rear aspect and door to the side passage.

### Ground Floor w.c.

Low flush w.c. and wall mounted wash hand basin.

### First Floor Landing

Access to the loft hatch and doors to:

### Bedroom 1

15'7" x 10'7" approx (4.76m x 3.25m approx)  
Laminate flooring, with 2x radiators, 2x UPVC double glazed window to the front aspect and double glazed window to the side aspect.

### Bedroom 2

11'6" x 11'4" approx (3.53m x 3.46m approx)  
Laminate flooring, with radiator and UPVC double glazed window to the front aspect.

### Bedroom 3

11'5" x 10'9" approx (3.5m x 3.3m approx)  
Laminate flooring, with radiator and UPVC double, glazed window to the rear aspect.

### Bedroom 4

10'8" x 10'2" approx (3.26m x 3.12m approx)  
Laminate flooring, with radiator and UPVC double glazed window to the rear aspect.

### Bedroom 5

7'7" x 5'6" approx (2.32m x 1.7m approx)  
Carpeted flooring, with radiator and UPVC double glazed window to the front aspect.

### Bathroom

Three piece suite comprising corner bath and electric power shower above, wash hand basin with part tiled walls and extractor fan.

### Shower Room

Suite to include shower cubical with electric shower, wash hand basin and WC, with part tiled walls and extractor fan.

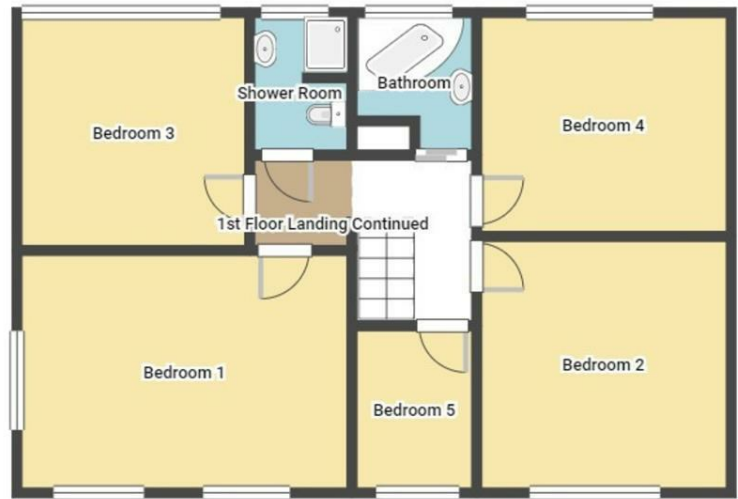
### Outside

A paved driveway for multiple cars with stone wall, surrounded by mature shrubs and well planted flower beds, with gated side access to the rear garden. To the rear is a surprisingly large, primarily lawned garden, with paved seating area, outside tap, stocked flower beds, mature shrubs and shed.

### Council Tax

Broxtowe Borough Council Band C





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B		86	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
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			
<b>England &amp; Wales</b>		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.