Robert Ellis

look no further...

Hillside Road,
Bramcote, Nottingham
NG9 3BD

£500,000 Freehold

0115 922 0888

/robertellisestateagent @robertellisea

An immaculately presented and spacious three/four bedroom split level detached house.

Situated in this sought-after and well established residential location, readily accessible for a range of local shops and amenities including schools, transport links, Queens Medical Centre, The University of Nottingham and the A52 and M1 for journeys further afield, this fantastic property is considered an ideal opportunity for a variety of potential purchasers including growing families.

In brief the internal accommodation comprises; entrance hall, lounge, open plan kitchen diner, utility room, office and WC to the upper ground floor and to the lower ground floor you will find the primary bedroom with en-suite, a second double bedroom, a third bedroom with a walk in wardrobe/study and a family bathroom

Outside to the front of the property you will find a driveway offering car standing with slate chippings, a small palm tree and gated side access with steps down leading to the well maintained private and enclosed rear garden, which includes a gravelled area over looking the lawn and decking beyond, patio area, steps leading up to the balcony, useful storage shed, stocked and raised beds, mature trees and shrubs and fence boundaries.

Offered to the market with the benefit of a range of modern fixtures and fittings throughout, a light and airy versatile living space, a balcony to the rear with scenic views overlooking Bramcote and Wollaton, this unique property truly must be viewed in order to be fully appreciated.

Entrance Hall
With a composite front door with flanking window, large built in cloak cupboard, contemporary radiator, stairs to the lower ground floor, Karndean flooring and doors to the kitchen diner and lounge.

Lounge
21'3" x 12'10" (6.5m x 3.93m)
A carpeted reception room with two radiators, UPVC double glazed windows to the front and side, decorative fire place and French doors to the kitchen diner.

Kitchen Diner
25'2" x 10'11" (7.68m x 3.34m)
Fitted with a range of modern wall and base units, Quartz work surfaces, one and half bowl sink and drainer and mixer tap, integrated double electric 'Neff' oven, integrated 'Neff' induction hob with extractor fan over, integrated large fridge and freezer, integrated 'Bosch' dishwasher, two contemporary radiators, spotlights to ceiling, two UPVC double glazed windows to the rear, a loft hatch, UPVC double glazed sliding doors to the rear balcony with far reaching scenic views over Bramcote and Wollaton, a useful built in storage cupboard housing the 'Potterton' combination boiler, doors to the WC, Office and utility.

Utility
5'5" x 5'0" (1.67m x 1.53m)
Fitted with work surfaces, plumbing for a washing machine and tumble dryer, spotlights to ceiling, radiator and door to the store room.

Office/Bedroom
12'4" x 8'11" (3.77m x 2.73m)
A carpeted bedroom with UPVC double glazed window to the rear, contemporary radiator and spotlights to ceiling.

WC
Fitted with a low level WC, wash hand basin inset to vanity unit, radiator, spotlights to ceiling, electric shave point and laminate flooring.

Lower Ground Floor Hallway
Radiator, UPVC double glazed door with flanking windows to the garden and doors to the bathroom and three bedrooms.

Bedroom One
17'11" x 14'4" (5.47m x 4.38m)
A carpeted double bedroom with UPVC double glazed window to the rear, radiator and door to the en-suite.

En-suite
Incorporating a three piece suite comprising; walk in shower, wash hand basin inset to vanity unit, low level WC, laminate flooring, tiled splashbacks, heated towel rail, built in shelving, spotlights to ceiling and a extractor fan.

Bedroom Two
14'9" x 10'11" (4.51m x 3.34m)
A carpeted double bedroom with UPVC double glazed window to the rear and radiator.

Bedroom Three
15'6" x 6'5" (4.73m x 1.96m)
A carpeted bedroom with built in wardrobe, radiator, UPVC double glazed window to the side and a door to the walk in wardrobe/study.

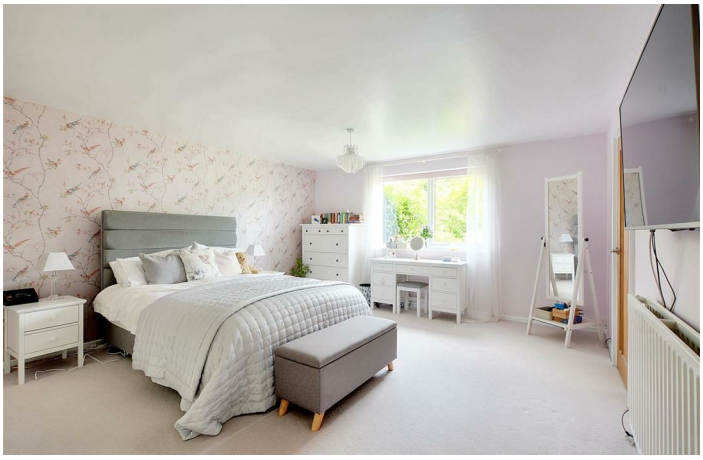
Bathroom
Incorporating a three piece suite comprising; a panelled bath with shower over, wash hand basin inset to vanity unit, low level WC, laminate flooring, tiled splashback, UPVC double glazed window to the rear, wall mounted heated towel rail, spotlights to ceiling and extractor fan.

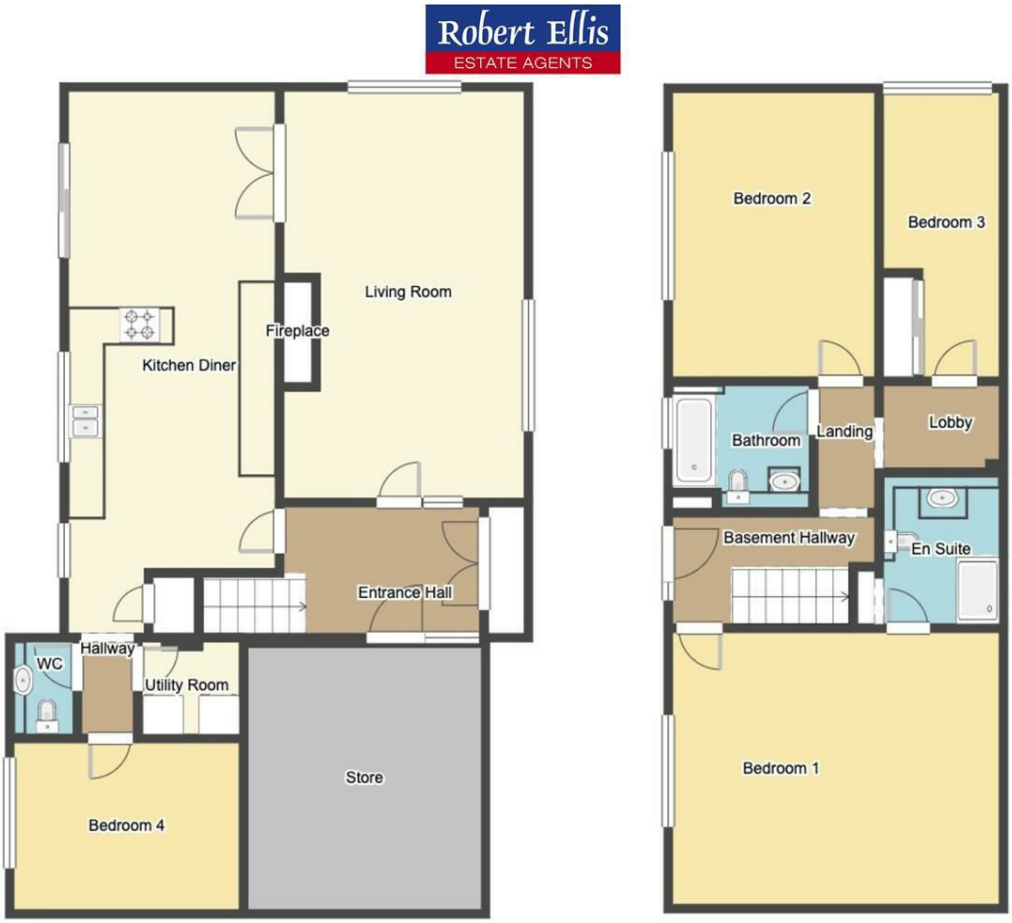
Outside
To the front of the property you will find a driveway offering car standing with slate chippings, a small palm tree and gated side access with steps down leading to the well maintained private and enclosed rear garden, which includes a gravelled area over looking the lawn and decking beyond, patio area, steps leading up to the balcony, useful storage shed, stocked and raised beds, mature trees and shrubs and fence boundaries.

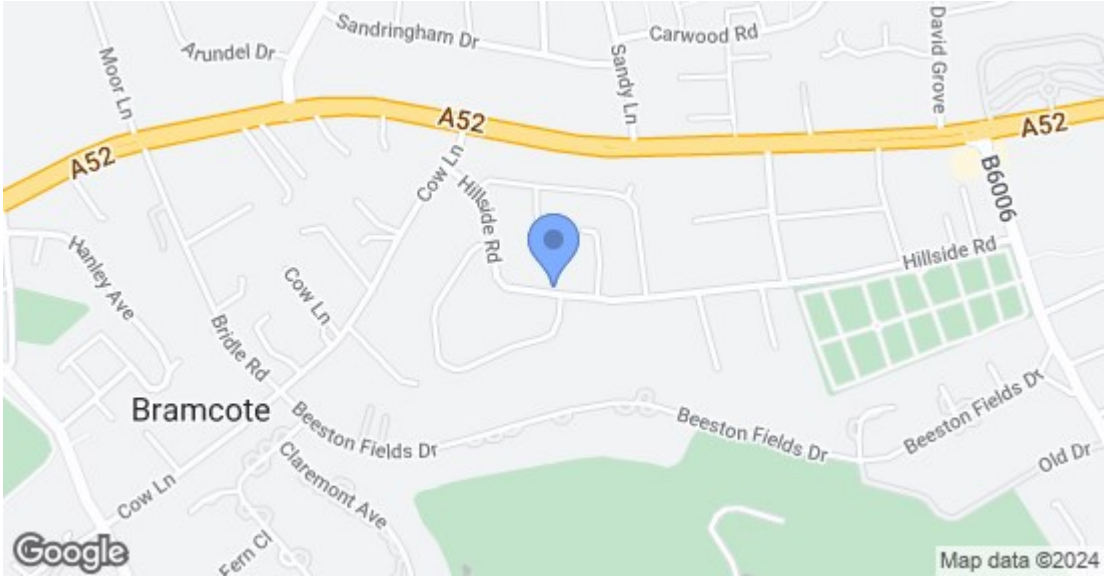
Store
15'1" x 5'2" (4.62m x 1.59)
With electric roll up door to the front, power points and a loft hatch.

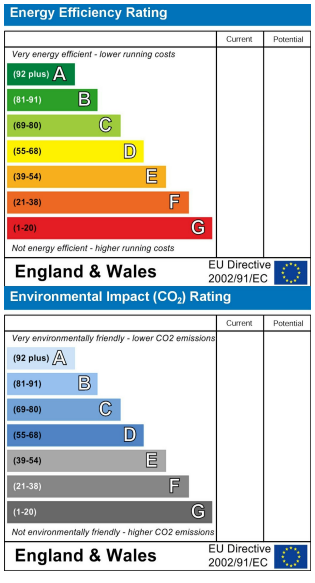
Material Information
Freehold
Property Construction: Brick
Water Supply: Mains
Sewerage: Mains
Heating: Mains Gas Fired Central Heating
Solar Panels: No
Building Safety: No Obvious Risk
Restrictions: None
Rights and Easements: None
Planning Permissions/Building Regulations: N/A
Has the Property Flooded?: The main bedroom slightly flooded once due to extremely heavy rain. Flood Risk: Low

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