Robert Ellis

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Bramwell Drive
Bramcote, Nottingham NG9 3ST

A spacious and contemporary three bedroom detached house with a garage.

£325,000 Freehold

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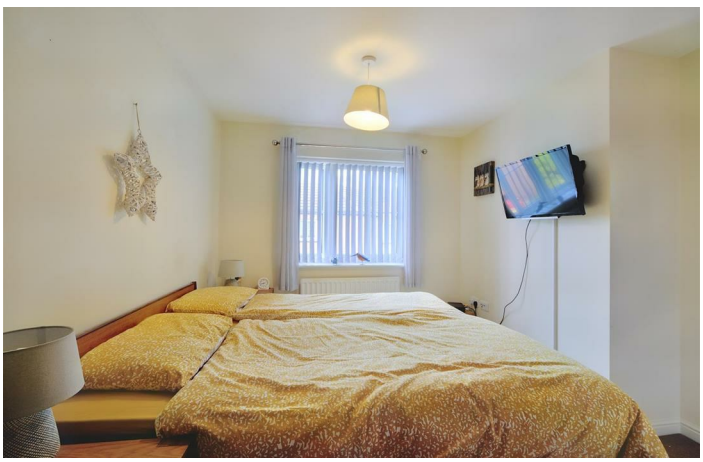
A spacious and contemporary three bedroom detached house with a garage.

Situated in this well established and convenient residential location, readily accessible for a variety of local shops and amenities including schools, transport links and the the A52 & M1, this fantastic property is considered an ideal opportunity for a range of potential purchasers including young professionals and families.

In brief, the internal accommodation comprises: Entrance hallway, WC, lounge and kitchen/diner to the ground floor with a master bedroom and en-suite, two further bedrooms and a family bathroom to the first floor.

To the front of the property you will find a lawned garden with mature, shrubs, stocked beds and a Tarmac driveway in front of the garage, off road parking and gated access leading to the rear where you will find a private and enclosed garden which includes a patio with lawn beyond, stocked beds and borders, mature trees and shrubs, gravelled borders and a pedestrian door to the garage.

Offered to the market with the benefit of ready to move in condition, a range of modern fixtures and fittings throughout and UPVC double glazing and gas central heating, an early internal viewing comes highly recommended in order to be fully appreciated.



Entrance Hallway
With a composite front door, laminate flooring, radiator, stairs to the first floor and doors to the kitchen/diner, lounge and WC.

WC
With WC, pedestal wash hand basin, laminate flooring, tiled splashbacks, radiator and extractor fan.

Lounge
15'5" x 9'11" (4.72 x 3.03)
With laminate flooring, two radiators, UPVC double glazed bay window to the side and UPVC double glazed window to the front.

Kitchen/Diner
15'5" x 11'3" (4.7 x 3.44)
With a range of modern wall, base and drawer units, worksurfaces, one and a half bowl with drainer and mixer tap, integrated electric double oven, integrated induction hob with extractor fan over, integrated fridge freezer, plumbing for a washing machine, tiled flooring and splashbacks, radiator, useful under stairs storage cupboard, spotlights, UPVC double glazed window to the front and UPVC double glazed French doors to the garden.

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

Bedroom One
13'6" reducing to 9'7" x 8'7" (4.12 reducing to 2.93 x 2.62)
Carpeted double bedroom with fitted wardrobes, UPVC double glazed window to the front, radiator and door to the en-suite.

En-Suite
Incorporating a three piece suite comprising shower, pedestal wash hand basin, WC, tiled splashbacks, laminate flooring, electric shaver point, radiator and extractor fan.

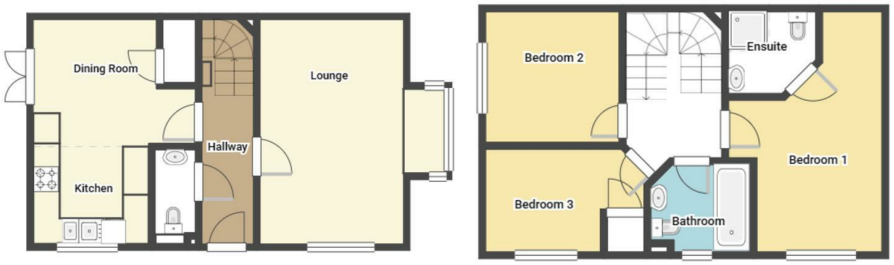
Bedroom Two
8'9" x 8'7" (2.67 x 2.63)
Carpeted bedroom with UPVC double glazed window to the side, fitted wardrobes and radiator.

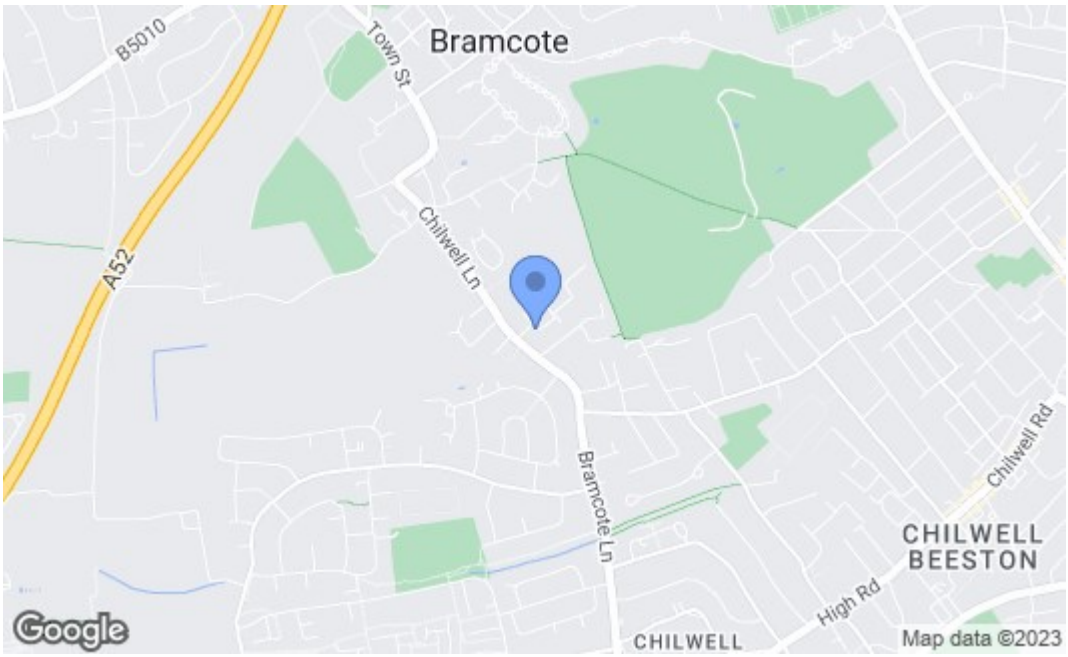
Bedroom Three
10'5" x 6'6" (3.2 x 2.0)
Carpeted bedroom with UPVC double glazed window to the front, airing cupboard housing the hot water cylinder and radiator.

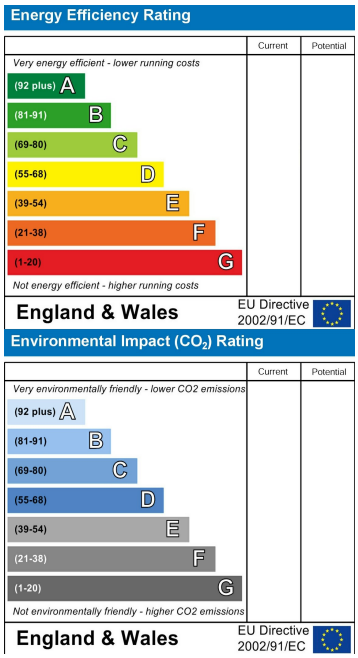
Bathroom
Incorporating a three piece suite comprising panelled bath, pedestal wash hand basin, WC, tiled splashbacks, laminate flooring, UPVC double glazed window to the front, electric shaver point, radiator and extractor fan.

Outside
To the front of the property you will find a lawned garden with mature, shrubs, stocked beds and a Tarmac driveway in front of the garage, off road parking and gated side access leading to the rear where you will find a private and enclosed garden which includes a patio with lawn beyond, stocked beds and borders, mature trees and shrubs, gravelled borders and a pedestrian door to the garage.

Garage
17'11" x 8'3" (5.48 x 2.52)
With an up and over garage door to the front, power and electricity and pedestrian door to the side.







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