



Bramcote Avenue,  
Chilwell, Nottingham  
NG9 4DW

**£385,000 Freehold**



A well-presented and proportioned five-bedroom detached house with a single garage.

Situated in this sought-after and well-established residential location, just a short distance from a range of local shops and amenities including schools, transport links, Beeston Town Centre, Queens Medical Centre, the A52 and M1. This fantastic property is considered an ideal opportunity for a variety of potential purchasers including growing families.

In brief the internal accommodation comprises: entrance porch, entrance hall, dining room, lounge, conservatory and kitchen breakfast room to the ground floor and to the first floor you will find three good sized double bedrooms, two further single bedrooms, a family bathroom and additional separate WC.

To the front of the property you will find a concrete driveway offering car standing for 2-4 vehicles, mature shrubs, and gated side access leading to the private and enclosed sunny south facing rear garden, which includes a patio overlooking the lawn beyond, a range of mature trees and shrubs, stocked bed borders and a storage shed.

Having been well looked after by the current vendors, this great property is offered to the market with the benefit of ready to move in condition, light and airy versatile living space, UPVC double glazing, and gas central throughout and chain free vacant possession.



### Entrance Porch

UPVC double glazed entrance door with flanking windows, tiled flooring, and a secondary door with flanking windows to the entrance hall.

### Entrance Hall

With stairs to the first floor, fully fitted under stair storage, radiator and doors to the kitchen breakfast room, lounge and dining room.

### Dining Room

11'5" x 11'4" (3.5m x 3.47m)

A carpeted reception room with electric fire with Adam-style mantle, UPVC double glazed bay window to the front, radiator and spotlights.

### Lounge

12'4" x 11'5" (3.77m x 3.48m)

A carpeted reception room, gas fire with Adam-style mantle, radiator and UPVC double glazed French doors to the conservatory.

### Conservatory

10'7" x 8'5" (3.25m x 2.58m)

Lino flooring, UPVC double glazed door to the patio and UPVC double glazed windows all around.

### Kitchen Breakfast Room

16'1" x 9'3" (4.91m x 2.82m)

A range of wall, base and drawer units, work surfaces, one and half bowl sink with drainer and a mixer tap. space for a gas cooker with extractor fan over, tiled flooring and splashbacks, space for a fridge freezer, plumbing for a washing machine and dishwasher, integrated tumble dryer, radiator, UPVC double glazed door and two UPVC double glazed windows to the rear.

### First Floor Landing

With loft hatch (loft fully boarded and insulated) and doors to the WC, bathroom and five bedrooms,

### Bedroom One

12'4" x 11'4" (3.78m x 3.47m)

A carpeted double bedroom with fitted wardrobes, UPVC double glazed window to the rear and radiator.

### Bedroom Two

11'5" x 11'4" (3.49m x 3.47m)

A carpeted double bedroom with UPVC double glazed window to the front and radiator.

### Bedroom Three

11'9" x 8'4" (3.59m x 2.56m)

A carpeted double bedroom with UPVC double glazed window to the front and radiator.

### Bedroom Four

12'1" x 5'4" (3.69m x 1.63m)

A carpeted bedroom with UPVC double glazed window to the rear and radiator.

### Bedroom Five

7'7" x 6'7" (2.32m x 2.02m)

A carpeted bedroom with UPVC double glazed window to the front and radiator. Currently used as an office with a worktop.

### Bathroom

9'2" x 6'11" (2.8m x 2.13m)

Incorporating a three piece suite comprising panelled bath with shower over, wash hand basin inset to vanity unit, low level WC, tiled walls, extractor fan, heated towel rail, UPVC double glazed window to the rear, built in cupboard housing the main combination boiler.

### Separate WC

Fitted with a low level WC, wall mounted wash hand basin, UPVC double glazed window to the rear and tiled splashbacks.

### Outside

To the front of the property you will find a concrete driveway offering car standing for 2-4 vehicles, mature shrubs, and gated side access leading to the private and enclosed sunny south facing rear garden, which includes a patio overlooking the lawn beyond, a range of mature trees and shrubs, stocked beds and borders and a storage shed.

### Garage

14'9" x 8'7" (4.5m x 2.62m)

With up and over garage doors to the front and power. Fitted worktop to the rear.

### 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:

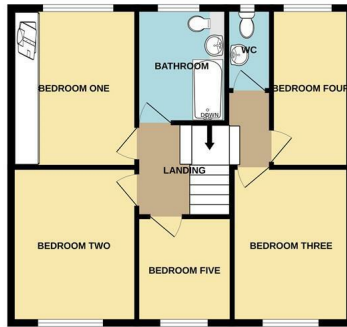
These details and Key facts are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Full material information is available in hard copy upon request.



GROUND FLOOR  
838 sq.ft. (77.9 sq.m.) approx.

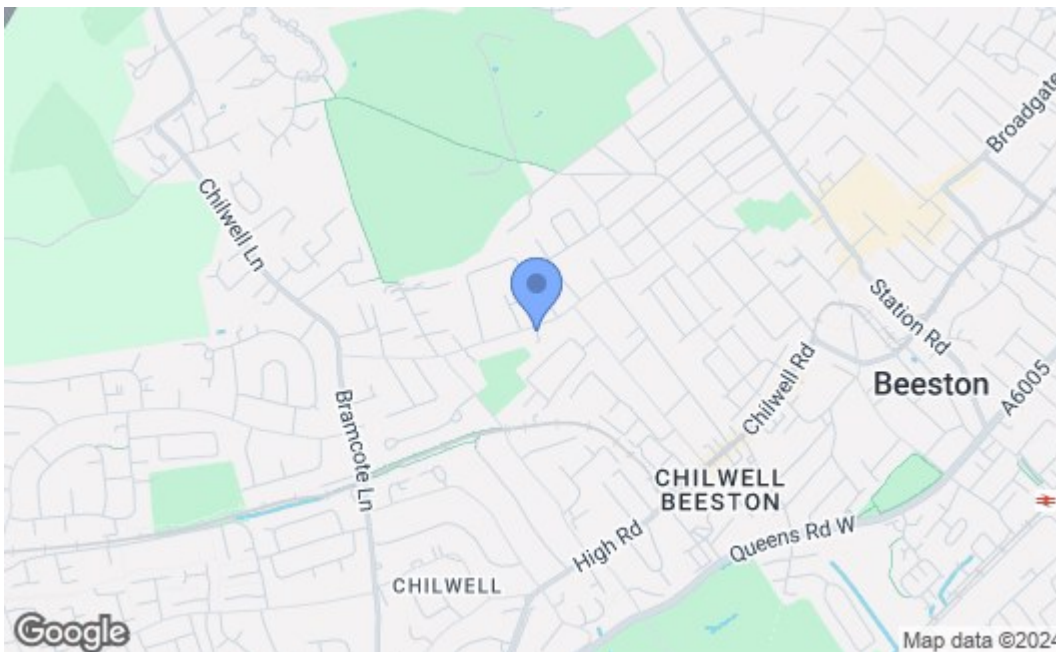


1ST FLOOR  
670 sq.ft. (62.3 sq.m.) approx.



TOTAL FLOOR AREA: 1509 sq.ft. (140.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D		60	
(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	

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