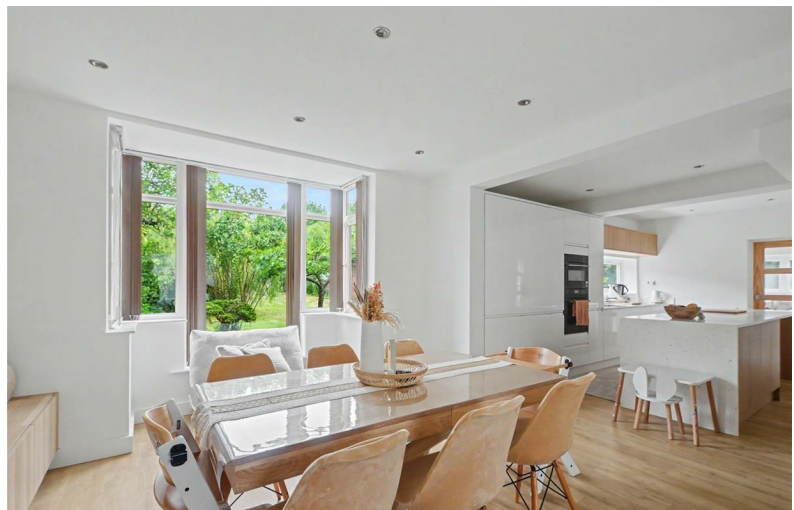
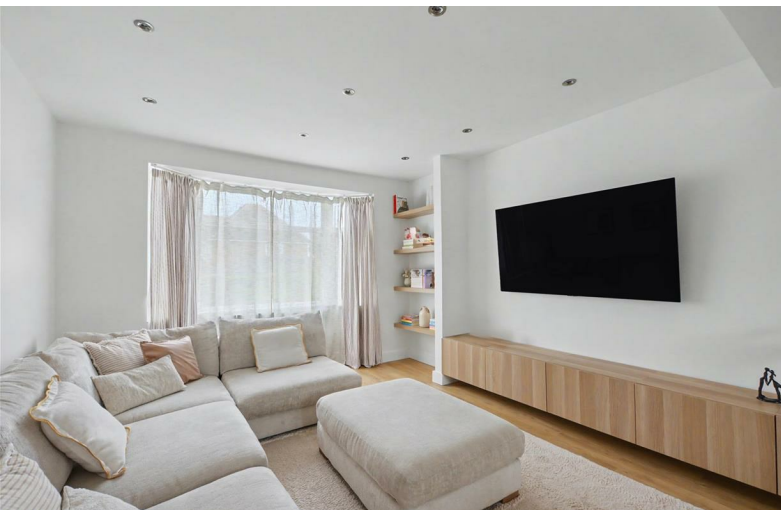




Cranston Road,
Bramcote, Nottingham
NG9 3GU

£565,000 Freehold



An extended and recently renovated four-bedroom detached house on a generous plot.

The centre of this excellent home is a stunning open plan kitchen diner and living space, with high quality fitted units finished to exacting standards throughout.

In brief the internal accommodation comprises entrance hall, open plan kitchen diner and living area, utility, WC and playroom, rising to the first floor are two double bedrooms, a further single bedroom and bathroom.

Outside the property occupies a large plot with a drive to the front providing ample car standing and two the rear and side has mature and primarily lawned gardens with various well stocked beds and borders, a detached garage and workshop.

Offering ready to move into accommodation yet displaying further potential for extensions and alterations, subject to the necessary consents, this excellent house is well worthy if viewing.



A canopy porch shelters the composite double glazed entrance door.

Hallway

Fitted cupboards, radiator with decorative cover, and understairs cupboard.

Open Plan Kitchen Diner and Living Space :

Kitchen Diner

29'7" x 11'10" plus bay (9.03m x 3.62m plus bay)

With an extensive range of high quality fitted wall and base units, work surfacing with splashbacks, island with breakfast bar, single sink and drainer with mixer tap, induction hob with downward extractor, two electric ovens one of which has a microwave and air fryer function, integrated dishwasher, fridge and freezer, two UPVC double glazed windows, and radiator.

Sitting Room

11'10" x 11'6" (3.63m x 3.51m)

UPVC double glazed bay window, radiator, fitted cupboard and inset fuel effect electric fire.

Playroom/Possible Ground Floor Bedroom

12'0" x 10'11" (3.67m x 3.35m)

Two UPVC double glazed windows and radiator.

Utility

8'11" x 7'5" plus recess (2.72m x 2.26m plus recess)

Plumbing for a washing machine, further appliance space, radiator, UPVC double glazed patio doors leading to the rear garden.

Downstairs WC

Fitted with a WC, wash-hand basin inset to vanity unit, and extractor.

First Floor Landing

Double glazed window to the side and loft hatch,

Bedroom One

11'10" x 11'10" (3.63m x 3.61m)

UPVC double glazed window, radiator, and fitted wardrobe.

Bedroom Two

11'10" x 11'7" (3.63m x 3.55m)

UPVC double glazed window and radiator.

Bedroom Three

7'7" x 6'5" (2.32m x 1.97m)

UPVC double glazed window and radiator.

Bathroom

8'7" x 7'5" (2.64m x 2.27m)

With modern fittings in white comprising WC, wash-hand basin inset to vanity unit, bath, shower cubicle with mains control shower over, fully tiled walls, tiled flooring, wall mounted heated towel rail, two UPVC double glazed windows.

Outside

To the front the property has a drive providing ample car standing, a partially walled boundary and gravelled area. To the rear the property has a large an mature enclosed garden with patio, outside tap, power point, lawn, various well stocked beds and borders with mature shrubs and tress, a summer house, detached garage with workshop to the rear.

Detached Garage

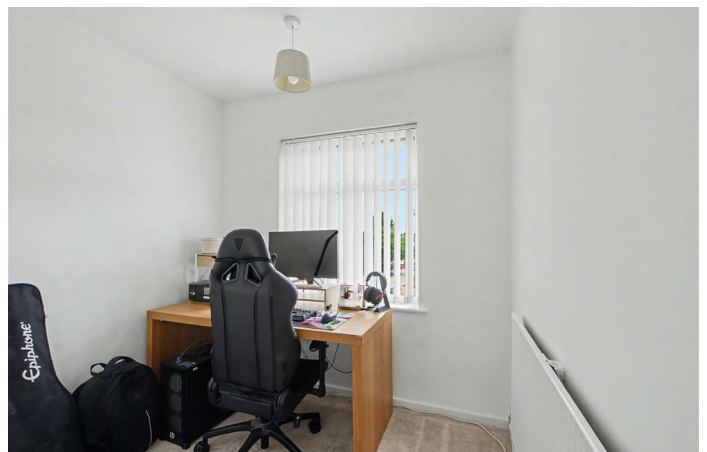
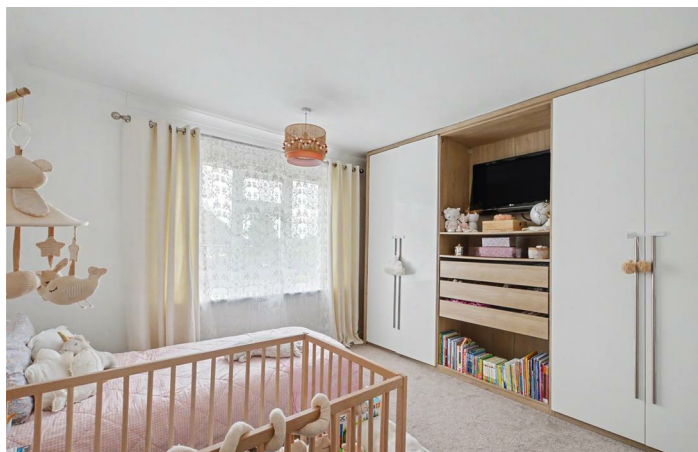
15'5" x 9'11" (4.72m x 3.04m)

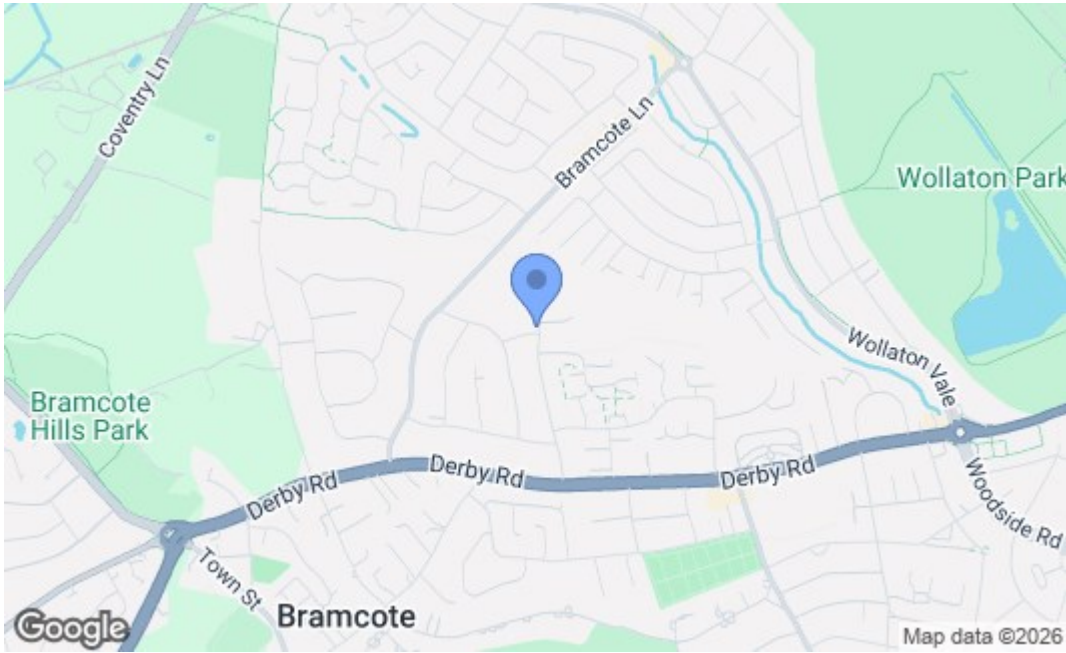
With a remote control electric roller door to the front, light and power.

Workshop

8'10" x 6'9" (2.70m x 2.06m)

Stable style door, window, light and power.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales 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.