Robert Ellis

look no further...

Fieldfare Close,
Bramcote, Nottingham
NG9 3SY

£275,000 Freehold

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A beautifully presented modern three bedroom semi-detached house.

Tucked away in a quiet and small cul-de-sac, this well maintained three bedroom house offers ready to move into accommodation that will doubtless be of appeal to a variety of potential purchasers.

In brief the internal accommodation comprises; entrance hall, guest cloakroom, sitting room and kitchen diner to the ground, rising to the first floor is a main bedroom suite, two further bedrooms and bathroom.

Outside the property has two dedicated parking bays to the front and shrub border and to the rear there is an enclosed and private garden with lawn, patio and stocked borders.

Conveniently situated for easy access to the A52 and M1, a range of bus routes, the NET tram, local schools, shops and a range of other facilities.

Entrance Hall
Composite double glazed entrance door, radiator and door to the guest cloakroom.

Guest Cloakroom
Fitted with a low level WC, pedestal wash hand basin, radiator and extractor fan.

Sitting Room
16'6" x11'0" (5.03m x3.37m)
Two UPVC double glazed windows, radiator and under stair storage cupboard.

Kitchen Diner
15'3". x 8'7" (4.66. x 2.64m)
With a range of fitted wall and base units, work surfacing with splash back, one and half bowl sink and drainer unit with mixer tap, inset gas hob with air filter above and electric oven below, integrated fridge and freezer, plumbing for a washing machine and dishwasher, UPVC double glazed window and patio door to the rear garden, radiator and concealed Worcester boiler.

First Flooring
With loft hatch, radiator and airing cupboard housing the hot water cylinder with shelves above.

Bedroom One
15'3" x 9'1" including en-suite (4.65m x 2.77m including en-suite)
UPVC double glazed window and radiator and door leading into the en-suite.

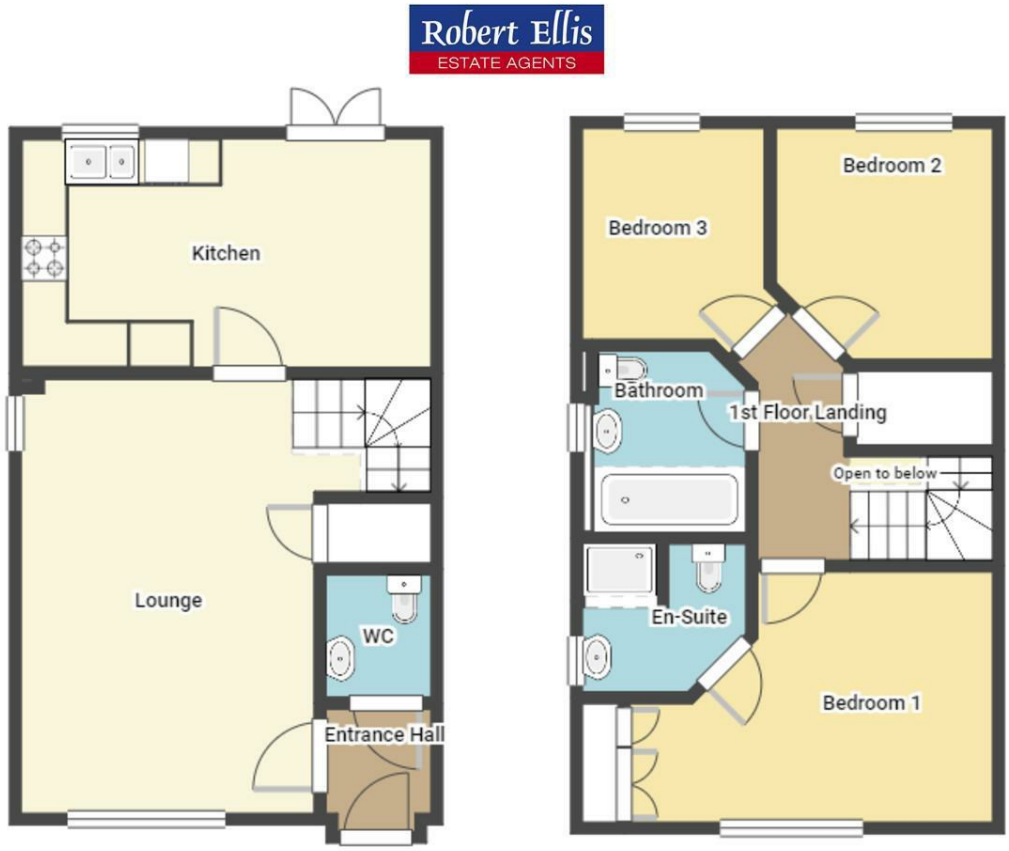
En-Suite
Modern fittings in white comprising; low level WC, pedestal wash hand basin, shower cubicle with mains control shower over, part tiled walls, tiled flooring, radiator, shaver point and extractor fan.

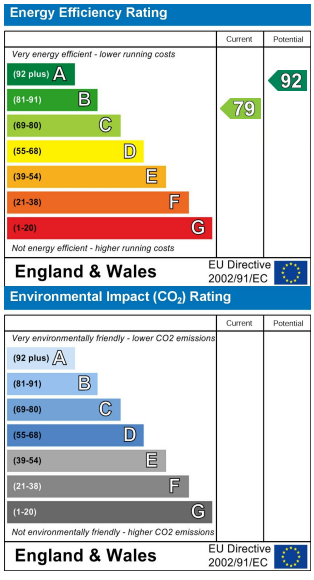
Bedroom Two
8'10" x 8'1" (2.71m x 2.48m)
UPVC double glazed window and radiator.

Bedroom Three
8'0" x 6'10" (2.44m x 2.10m)
UPVC double glazed window and radiator.

Bathroom
Fitted with a three piece suite comprising; low level WC, pedestal wash hand basin, bath with shower off the taps, shaver point, part tiled walls, tiled flooring, UPVC double glazed window and extractor fan.

Outside
To the front the property has two dedicated parking bays, shrub border at the front of the garden and further shrub border to the side. Gated access leads along to side of the property to the rear where there is an enclosed private garden. To the rear the property has patio, primarily lawned garden, shed, stocked beds and borders and an outside tap.





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.

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