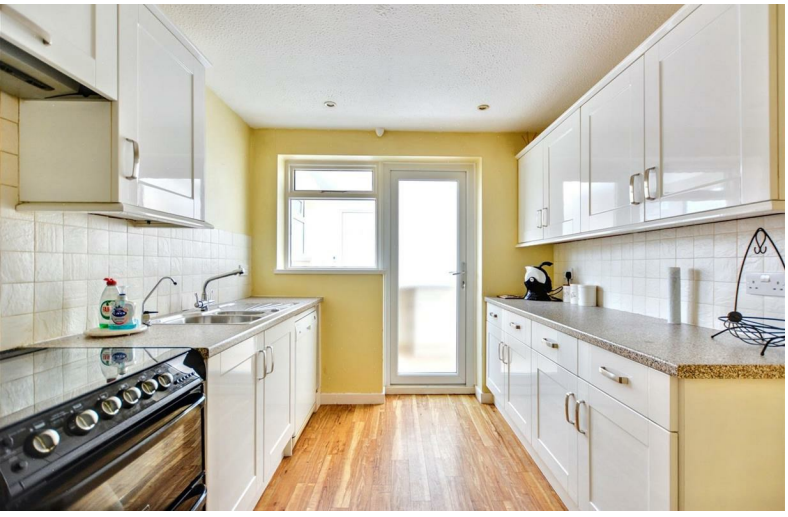
Robert Ellis

look no further...



Pimlico Avenue,
Bramcote, Nottingham
NG9 3JJ

£365,000 Freehold

0115 922 0888

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With have great pleasure in offering for sale, this relatively modern three-bedroom detached bungalow.

Situated in this highly regarded residential suburb on the borders or Bramcote and Wollaton, on a good-level plot, with a driveway providing parking for several vehicles, car port and garage, and well attended gardens, the rear being particularly private. The bungalow is a short walk to a regular bus service, found on Eastcote Avenue, the bus links the nearby shopping precinct at Bramcote Lane, Queens Medical Centre, and Nottingham City Centre.

The property comes to the market in a ready move into condition with no chain. The internal accommodation comprises: entrance porch, hallway, lounge diner, fitted kitchen with useful utility porch adjacent. Three bedrooms, the third currently being used as a sitting room with door leading to the conservatory. A shower room and WC completes the accommodation.

This property is ideal for those looking for single storey living, without compromise on space, and we strongly recommend an early internal to avoid disappointment.

Entrance Porch
Double-glazed window and front entrance door. Door to hallway.

Hallway
Radiator, cloaks cupboard and linen cupboard. Hatch to partially boarded loft, which houses the gas combination boiler (central heating hot water).

Lounge Diner
16'9" x 11'4" (5.13m x 3.47m)
Feature flame effect electric with surround, two radiator, double-glazed bay window to the front.

Kitchen
11'4" x 8'5" (3.46m x 2.58m)
Incorporating a fitted range of wall, base and drawer units, with work surfacing and inset stainless steel sink unit with single drainer. Gas cooker point, plumbing and space for dishwasher, further appliance space. Radiator, double-glazed door to the utility/side porch.

Utility/Side Porch
9'10" x 5'2" (3m x 1.58m)
Plumbing and space for washing machine, base cupboards with work surfacing, double-glazed window and double-glazed doors to the front and side elevations.

Bedroom One 3.47m x 3.29m
Fitted wardrobe, radiator, and double-glazed window to the rear.

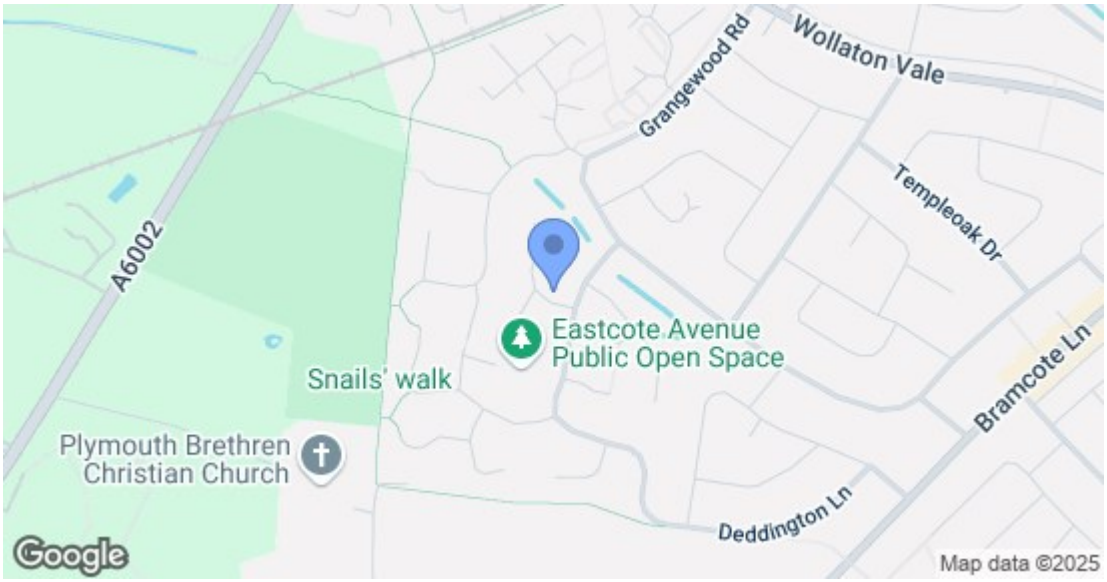
Bedroom Two
12'8" x 8'9" (3.88m x 2.67m)
Fitted wardrobe, radiator, and double-glazed window to the front.

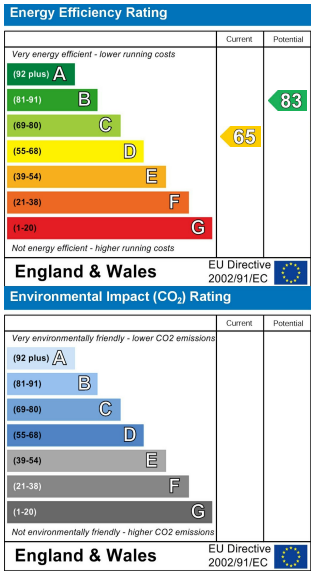
Bedroom Three
8'9" x 7'2" (2.67m x 2.2m)
Previously used as a sitting room, with radiator, and double-glazed door leading to the conservatory.

Conservatory
9'7" x 7'10" (2.94m x 2.41m)
UPVC double-glazed construction, with radiator, and French doors opening into the rear garden.

Shower Room
Three-piece suite comprising: wash-hand basin with vanity unit, low-flush WC, shower cubicle with electric shower. Partly tiled walls, radiator. Sealed unit, double-glazed window.

Outside
The property is sat back from the road on a level garden plot, with a semi open plan attractive frontage, finished in ornamental broken slate. Driveway provides off-road parking for several vehicles in tandem and leads to wrought-iron gates, where the driveway continues to a car port, and brick built single garage, with up and over door, light and power. The Well maintained and attractive rear gardens are laid out with a patio area beyond the conservatory, a shaped lawn, further patio arear at the foot of the plot, well attended shrub and flower beds, a further area behind the garage, offering useful garden storage.





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