



Chilwell Lane,
Bramcote, Nottingham
NG9 3DU

£535,000 Freehold



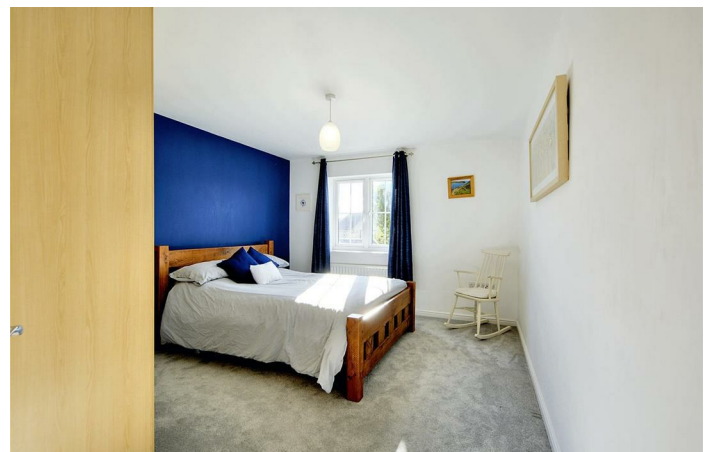
A spacious and well-presented, modern four bedroom detached house.

Offering an appealing and versatile interior, with an open plan kitchen diner and useful garden room/office, this contemporary living space offers ideal accommodation for a growing family, though will appeal to a variety of potential purchasers.

In brief the stylish interior comprises: entrance hall, guest cloakroom, kitchen diner, utility, dining room/play room and a large open plan sitting room. Rising to the first floor is a generous landing, master en-suite bedroom, three further good sized bedrooms and family bathroom.

Outside the property has a primarily lawned front garden, drive to the side, with store and garden room beyond, and to the rear the property has a private and enclosed landscaped garden.

Benefiting from solar panels and an EV car charger point, this efficient home is situated in a sought-after and established residential location, convenient for a wide range of local amenities.



Entrance Hall

Composite double glazed entrance door with flanking window, radiator, under stairs cupboard and stairs leading to the first floor landing.

Play Room/Dining Room

10'7" x 9'5" (3.23m x 2.88m)

UPVC double glazed window and radiator.

Guest Cloakroom

Fittings in white comprising: low level WC, pedestal wash hand basin, radiator and extractor fan.

Sitting Room

15'1" decreasing to 10'9" x 23'9" (4.61m decreasing to 3.30m x 7.24m)

UPVC double glazed window to the front, two radiators, one with a decorative cover, two UPVC double glazed patio leading to the rear garden.

Kitchen Diner

15'7" x 14'0" (4.76m x 4.28m)

Fitted with a range of wall, base and drawer units, granite work surfacing with splashback, one and half bowl sink with mixer tap, inset electric oven and grill, gas hob with air filter above, integrated fridge and freezer, integrated dishwasher, radiator, tiled flooring, feature twin Velux windows, two UPVC double glazed windows and UPVC double glazed patio doors leading to the rear garden.

Utility

5'10" x 5'8" (1.79m x 1.75m)

Fitted base units, work surfacing with splashbacks, single sink and drainer unit with mixer tap, plumbing for a washing machine, dryer space, extractor fan, radiator, tiled flooring, wall mounted Worcester boiler, and door to the exterior.

First Floor Landing

Radiator, loft hatch and useful storage cupboard.

Bedroom One

13'7" x 10'9" (4.15m x 3.29m)

UPVC double glazed window, radiator and fitted wardrobes.

En-Suite

Fitment in white comprising: low level WC, pedestal wash hand basin with shaver point, double shower cubicle with mains control shower over, part tiled walls, UPVC double glazed window, wall mounted heated towel rail, and extractor fan.

Bedroom Two

12'5" x 11'0" plus door recess (3.80m x 3.37m plus door recess)

UPVC double glazed window, radiator and fitted wardrobe.

Bedroom Three

11'0" x 10'10" (3.37m x 3.31m)

UPVC double glazed window, radiator and fitted wardrobe.

Bedroom Four

10'9" x 9'8" (3.28m x 2.96m)

UPVC double glazed window and radiator.

Bathroom

With modern fittings in white comprising: wash hand basin inset to vanity unit with illuminated mirror above and shaver point, low level WC, P-shaped bath with mains control shower over, fully tiled walls, extractor fan, inset ceiling spot lights, wall mounted heated towel rail, UPVC double glazed window.

Outside

To the front the property has an stoned garden with hedge boundaries. A drive runs along side the property where there is an EV charger point and outside tap, and beyond a useful store and garden room/office.

To the rear the property has an enclosed and landscaped garden with patio, lawn, raised border with shrubs and trees, power point, pergola, power and drainage for a hot tub.

Garden Room/Office

13'8" x 7'3" (4.18m x 2.23m)

Double glazed bi-fold doors to the front, light and power, inset ceiling spot lights, and wall mounted electric heater.

Material Information:

Freehold

Property Construction: Brick

Water Supply: Mains

Sewerage: Mains

Heating: Mains Gas

Solar Panels: Yes- Owned Outright

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.





Robert Ellis
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		92	92
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO₂) 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	

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