

Charlotte Grove,  
Bramcote, Nottingham  
NG9 3HU

**£425,000 Freehold**



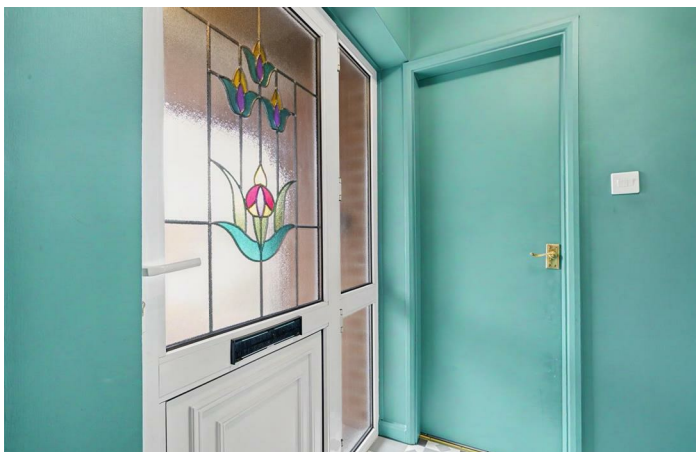
Situated on Charlotte Grove, Bramcote, this delightful detached bungalow offers a perfect blend of comfort and convenience. With four spacious bedrooms, this property is ideal for families or those seeking extra space for guests or a home office. The well-appointed reception rooms provide a welcoming atmosphere, perfect for relaxation or entertaining friends and family.

Outside, the mature gardens enjoy views over Sandy Lane Nature Reserve, with direct access through woodland leading to Bramcote Lane's shops. The property is also ideally located close to Wollaton Hall, offering beautiful parkland, historic surroundings, and a range of leisure opportunities just a short distance away.

The bungalow features two modern bathrooms, ensuring that morning routines run smoothly for everyone in the household. The layout is thoughtfully designed to maximise space and light, creating a warm and inviting environment throughout.

For those with vehicles, the property includes off-road parking and a garage, adding to the convenience of living in this lovely neighbourhood. Bramcote is known for its friendly community and excellent local amenities, making it a desirable location for both families and professionals alike.

This bungalow presents a wonderful opportunity to enjoy single-storey living in a peaceful setting, while still being close to the vibrant life of Nottingham. Whether you are looking to settle down or invest, this property is certainly worth considering.



### Entrance Hall

UPVC double glazed entrance door with flanking window, radiator, door to the lounge diner, and WC.

### WC

Fitted with a WC, wash-hand basin inset to vanity unit, tiled splashbacks, and UPVC double glazed window to the front.

### Lounge Diner

24'11" reducing to 16'1" x 17'10" reducing to 10'5" (7.6m reducing to 4.92m x 5.46m reducing to 3.18m )

Laminate flooring, three radiators, open fire place with Adam style mantle, two UPVC double glazed windows to the side, door to the inner hallway, UPVC double glazed sliding door to the conservatory, and door to the kitchen.

### Kitchen

12'5" x 8'7" (3.79m x 2.64m )

With a range of wall, base and drawer units, work surfaces, one and a half bowl sink and drainer unit with mixer tap, integrated electric oven, integrated gas hob with extractor fan over, integrated dishwasher, space for a fridge, tiled flooring and splashbacks, radiator, UPVC double glazed window to the front, spotlights and door to the utility.

### Utility

8'7" x 5'1" (2.62m x 1.57m )

With work surface, plumbing for a washing machine and tumble dryer, tiled flooring, radiator, UPVC double glazed window to the front and UPVC double glazed door to the side.

### Conservatory

15'5" x 11'6" (4.7m x 3.51m )

Tiled flooring, radiator, and UPVC double glazed sliding patio doors with flanking windows to the side.

### Inner Hallway

Two UPVC double glazed windows, two radiators. loft hatch, and doors to the integral garage, bathroom and four bedrooms.

### Bedroom One

12'11" x 9'11" (3.94m x 3.03m )

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

### En-Suite

Incorporating a three-piece suite comprising corner shower, wall-mounted wash-hand basin, WC, tiled flooring and part tiled walls, heated towel rail and extractor fan.

### Bedroom Two

12'11" x 9'10" (3.96m x 3.02m )

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

### Bedroom Three

9'9" x 8'1" (2.98m x 2.47m )

Laminate flooring, UPVC double glazed window to the rear and radiator.

### Bedroom Four

9'9" x 7'4" (2.98m x 2.24m )

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

### Bathroom

Incorporating a three-piece suite comprising panelled bath with mains controlled shower over, wash-hand basin inset to vanity unit, WC, tiled splashbacks, heated towel rail, extractor fan, and UPVC double glazed window to the side.

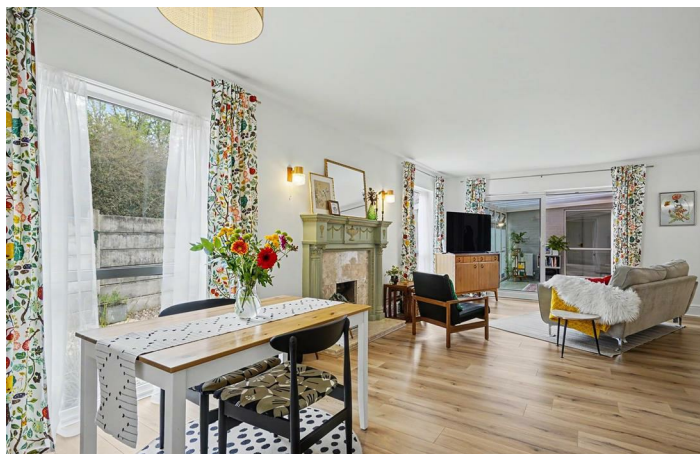
### Integral Garage

19'3" x 8'9" (5.88m x 2.68m )

With an electric up and over garage door to the front, modern Worcester combination boiler, light and power.

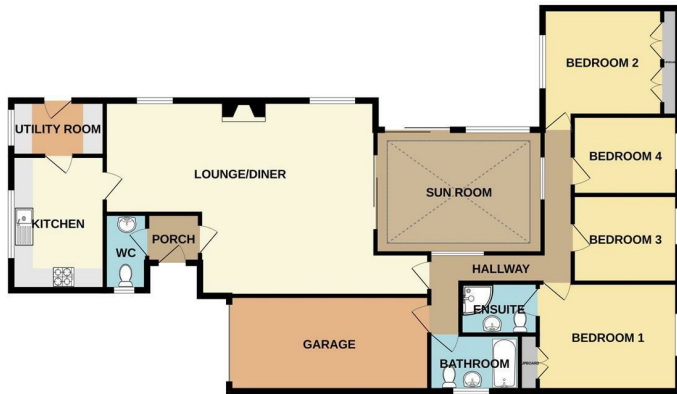
### Outside

To the front of the property you will find a block paved driveway offering car-standing for two, and gated side access leading to the wrap-around mature and established side and rear garden which includes a block paved patio, gravelled area, mature trees and shrubs, wisteria and magnolia tree, lawned area, and useful storage shed.

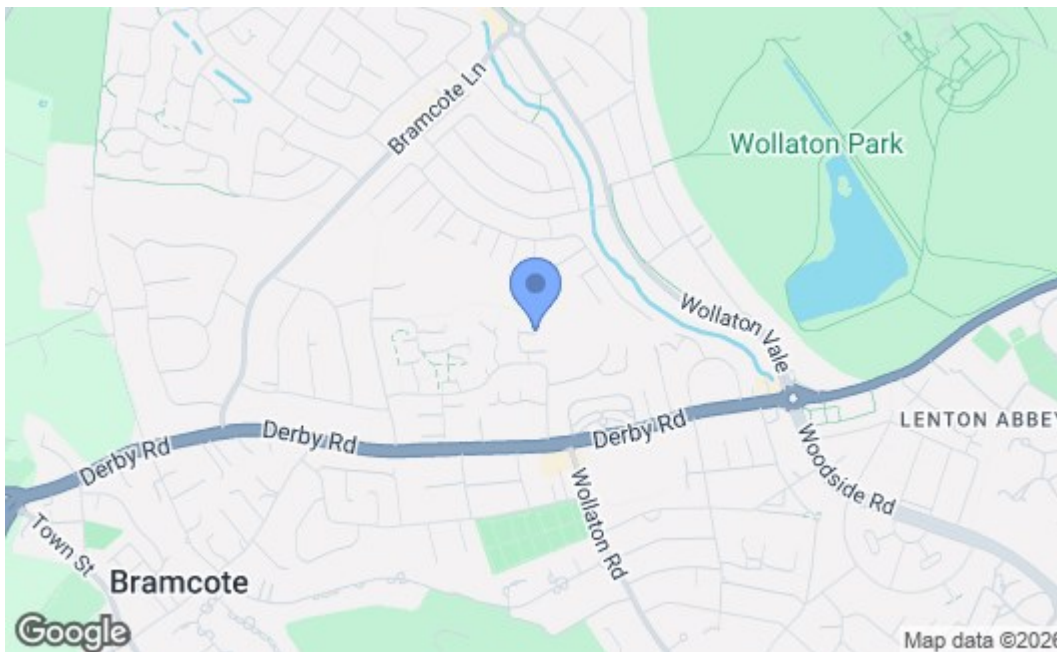




GROUND FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of door, window, rooms and any other items are approximate and no responsibility is taken for any error.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D		67	
(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	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>		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	

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.