



Seven Oaks Crescent  
Bramcote, Nottingham NG9 3FP

**£400,000 Freehold**

A TRADITIONAL BAY FRONTED THREE  
BEDROOM DETACHED HOUSE.



We are pleased to offer for sale this traditional bay fronted three bedroom detached house situated in this prime residential location.

Offered for sale for the first time since it was built, this property has been well cared for, with the benefit of gas fired central heating, majority double glazing, single storey extension to the rear providing for a room and generous kitchen. The property is now vacant and ready for the next family to put their own mark upon it. The property offers great potential, with the possibility to extend further (subject to necessary permissions, etc).

A particular feature of this property are the rear gardens, nearly 100ft in length, which have been well tended over the years, with lawns and attractive trees and shrubs, a great place for families to relax and play. Off-street parking is provided at the front, where there is a further gated driveway with additional parking leading to a garage.

Situated within this highly regarded residential suburb, a short walk from Bramcote Hills School and a regular bus service that can be found on Thoresby Road. Within half a mile are Bramcote Lane shops in Wollaton, offering a variety of national and independent retailers/services. The vibrant town centre of Beeston is also within easy reach, as is the Queens Medical Centre and Nottingham University. For those looking to commute further afield, the A52 is a short drive away linking Nottingham, Derby, and Junction 25 of the M1 motorway.

Due to the ever-popular nature of this house type and location, we strongly recommend an early internal viewing to avoid disappointment.



### ENTRANCE HALL

Double glazed window and front entrance door, radiator, stairs to the first floor with understairs store closet.

### CLOAKS/WC

Incorporating a low flush WC.

### LOUNGE/DINING ROOM

26'11" x 12'2" reducing to 9'5" (8.22 x 3.72 reducing to 2.88)

Flame effect gas fire with Adam-style surround, low profile skirting style radiators, double glazed bay window to the front, door to garden room.

### GARDEN ROOM

9'5" x 10'0" (2.88 x 3.06)

French doors opening to the rear garden.

### KITCHEN

20'9" x 8'11" (6.33 x 2.73)

Incorporating a fitted range of wall, base and drawer units, rolled edge work surfacing, inset one and a half bowl stainless steel sink unit with single drainer. Electric cooker point, plumbing for washing machine and appliance space. Wall mounted Glow Worm gas boiler (for central heating and hot water). Ample space for table and chairs. Radiator, double glazed window and single glazed window to the rear. Door to garage.

### FIRST FLOOR LANDING

Glazed window, doors to bedrooms and bathroom.

### BEDROOM ONE

13'0" x 12'0" (3.97 x 3.67)

Fitted bedroom furniture including wardrobes, dressing table and drawers. Eye level units over bedhead. Radiator, double glazed bay window to the front.

### BEDROOM TWO

12'11" x 11'0" (3.95 x 3.37)

Fitted bedroom furniture including wardrobes, drawers and eye level units over bedhead. Radiator, double glazed window to the rear.

### BEDROOM THREE

6'5" x 6'8" (1.96 x 2.05)

Fitted bedroom furniture including wardrobe, cabin bed with drawers under and eye level units. Hatch to partially boarded loft which contains the hot water cylinder.

### BATHROOM

8'3" x 7'4" (2.52 x 2.26)

Four piece suite comprising wash hand basin, low flush WC, bath and step-in shower cubicle. Fully tiled walls, radiator, double glazed window.

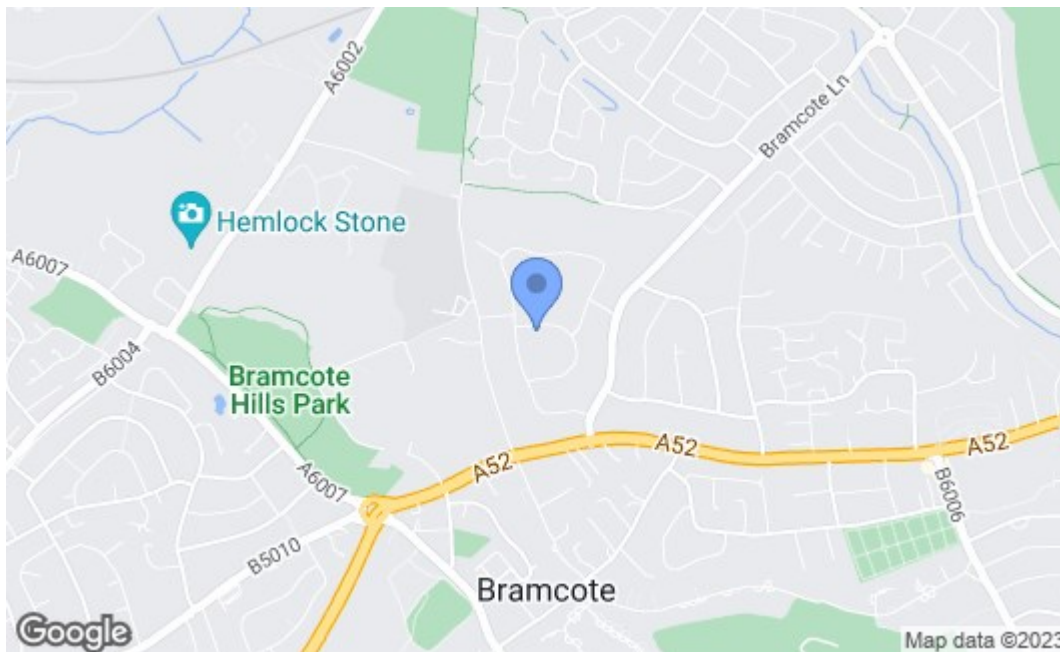
### OUTSIDE

To the front, the garden is walled-in and enclosed, with a section of lawn with evergreen shrubs. The driveway provides off-street parking and there are double gates leading to a side driveway which in turn leads to the single garage. To the far side of the property, there is a small area of land. The main gardens to the rear offer just under 100ft in length of attractive mature gardens, patio, lawns which are flanked with colourful bedding with shrubs and specimen trees. At the foot of the plot, a small timber built chalet cabin can be found.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		56	
(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 <sub>2</sub> ) Rating		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			
England & Wales		EU Directive 2002/91/EC	

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