Robert Ellis

look no further...







Seven Oaks Crescent,
Bramcote, Nottingham
NG9 3FW

£325,000 Freehold

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A traditional 1950's built three-bedroom detached house with a well-presented and contemporary interior.

Elevated from the road in private position this light-filled property with an open lounge diner offers ready to move into accommodation and is considered ideal for a growing family though will likely appeal to a variety of potential purchasers.

In brief the stylish interior comprises entrance hall, sitting room, dining room and kitchen, rising to the first are two double bedrooms, a further single bedrooms, separate WC and bathroom.

Outside the property occupies a generous plot with a drive providing car standing with the brock and tiled garage beyond and has landscaped and well-maintained gardens to both front and rear.

Occupying an established and sought-after residential location within easy walking distance of local schools, shops, parks and a wide variety of other facilities, this great property is worthy of viewing.





Entrance Hall
A composite double glazed entrance door, radiator and understairs cupboard housing the Vaillant boiler.

Sitting Room
12'2" x 11'10" (3.71m x 3.62m)
UPVC double glazed bay window and radiator.

Dining Room
12'11" x 10'11" (3.94m x 3.33m)
UPVC double glazed window, patio door leading to the rear garden and a fuel-effect gas fire with Adam-style surround.

Kitchen
11'9" x7'2" (3.59m x2.20m)
Fitted wall and base units, work surfacing with tiled splashback, single sink and drainer with a flexible mixer tap, inset gas hob with extractor above and inset electric oven below, integrated fridge, freezer and washing machine, UPVC double glazed window, tiled flooring, radiator and composite door to the exterior.

First Floor Landing
With UPVC double glazed window and loft-hatch.

Bedroom One
12'10" x 11'10" (3.92m x 3.63m)
UPVC double glazed bay window and radiator.

Bedroom Two
12'10" x 10'11" (3.93m x 3.34m)
UPVC double glazed window, radiator and fitted wardrobe.

Bedroom Three
6'7" x 6'5" (2.03m x 1.96m)
UPVC double glazed window and radiator.

Separate WC
Fitted with a WC, fully tiled walls, tiled flooring and UPVC double glazed window.

Bathroom
7'4" x5'6" (2.24m x1.68m)
Fitted with a wash-hand basin inset into vanity unit, bath, shower cubicle with mains control shower over, wall-mounted heated towel rail, fully tiled walls, tiled flooring, UPVC double glazed window and wall mounted electric heater.

Outside
To the front, the property has a drive providing car standing with the detached brick and tiled garage beyond and a low maintenance landscaped front garden with terracing and shrubs. To the rear the property has an enclosed and elevated garden with a patio and outside tap, lawned areas, mature well stocked and borders.

Garage
20'2" x 8'10" (6.15m x 2.71m)
Double timber doors to the front, further pedestrian door the side, windows to the side and rear, light and power.





GROUND FLOOR

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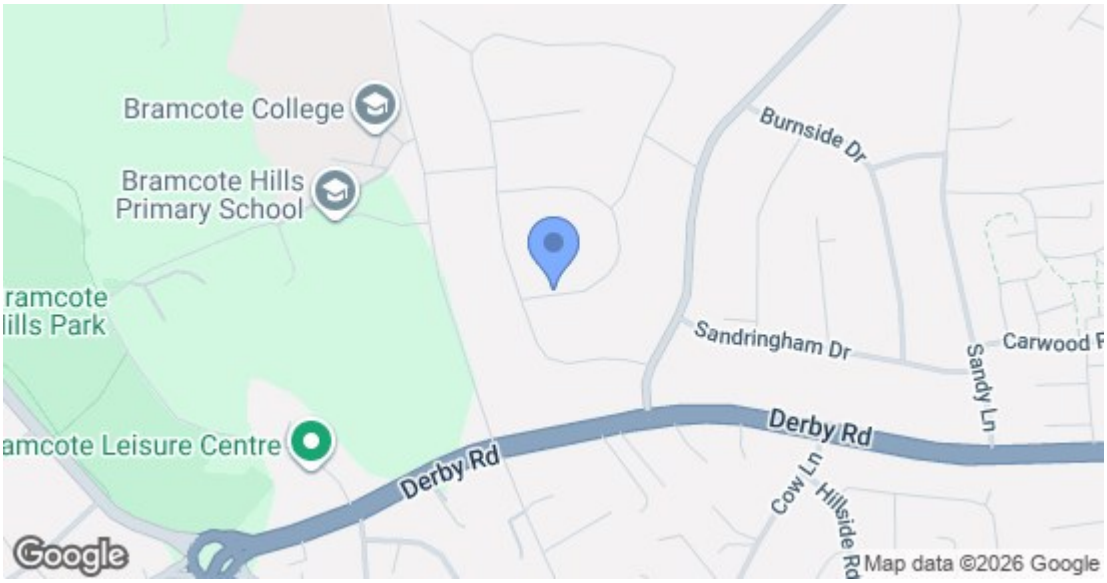
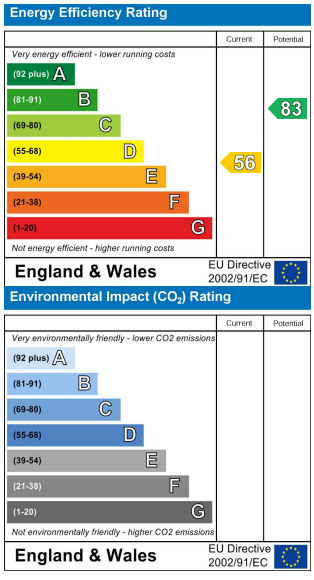
1ST FLOOR







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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