



Chilwell Lane,
Bramcote, Nottingham
NG9 3DU

**Offers Over
£525,000 Freehold**



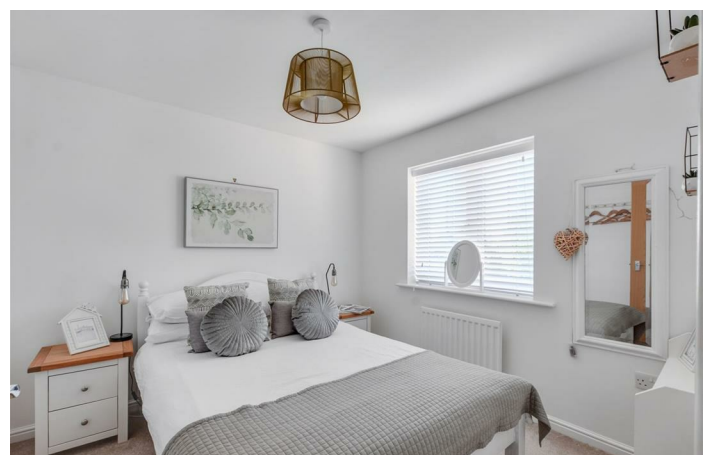
Situated in the sought-after area of Bramcote, Nottingham, this delightful detached house on Chilwell Lane offers a perfect blend of comfort and space for family living. With five generously sized bedrooms, this property is ideal for those seeking ample room for family members or guests.

The heart of the home is a welcoming reception room, providing a warm and inviting space for relaxation and entertaining. The layout is thoughtfully designed to ensure a harmonious flow throughout the living areas, making it easy to enjoy both quiet evenings and lively gatherings.

The property features a well-appointed bathroom, catering to the needs of a busy household. Additionally, the convenience of parking and a garage adds to the appeal, ensuring that you and your guests can come and go with ease.

Set in a desirable location, this home is surrounded by local amenities, schools, and parks, making it an excellent choice for families. The vibrant community of Bramcote offers a wonderful lifestyle, with easy access to Nottingham city centre and its array of shops, restaurants, and cultural attractions.

In summary, this detached house on Chilwell Lane presents a fantastic opportunity for those looking to settle in a spacious and well-located family home. With its generous bedrooms, inviting reception room, and practical parking, it is a property that truly deserves your attention.



Entrance Hall

Entrance door, LVT flooring, radiator, large storage cupboard, and doors to the kitchen diner, WC and lounge.

Lounge

18'5" x 12'0" (5.63m x 3.67m)

LVT flooring, gas fire, two radiators, UPVC double glazed window to the front, and UPVC double glazed French doors with flanking windows to the rear patio.

WC

Fitted with a WC, pedestal wash-hand basin, LVT flooring, tiled splashback, and extractor fan.

Kitchen Diner

23'5" x 9'4" (7.16m x 2.85m)

Fitted with a range of modern wall, base and drawer units, compact laminate work surfaces, one and a half bowl sink and drainer unit with mixer tap and Quooker tap, integrated double electric Hotpoint ovens, Integrated induction hob with a down extractor fan, integrated Hotpoint dishwasher, integrated Indesit fridge freezer, two radiators, tiled splashbacks, LVT flooring, UPVC double glazed window to the front, Velux window, UPVC double glazed bi-fold doors to the rear, and door utility room.

Utility

6'3" x 4'9" (1.91m x 1.46m)

LVT flooring, base unit, work surface, sink with mixer tap, plumbing for a washing machine and tumble dryer, fitted storage unit, extractor fan and door to the rear.

First Floor Landing

UPVC double glazed window to the rear, loft hatch, radiator, airing cupboard housing the hot water cylinder, and doors to the bathroom and five bedrooms.

Bedroom One

14'0" x 12'8" (4.27m x 3.88m)

A carpeted double bedroom with feature panel wall, radiator, dressing area with fitted wardrobes, two radiators, UPVC double glazed windows to the front and rear, and door to the en-suite.

En-Suite

Incorporating a three-piece suite comprising: shower, pedestal wash-hand basin, WC, tiled splashback, heated towel rail, UPVC double glazed window to the front, extractor fan, and spotlights to ceiling.

Bedroom Two

12'3" x 9'1" (3.75m x 2.77m)

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

Bedroom Three

10'6" x 8'6" (3.22m x 2.61m)

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

Bedroom Four

9'1" x 8'11" (2.77m x 2.74m)

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

Bedroom Five

9'5" x 8'5" (2.89m x 2.57m)

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

Bathroom

Incorporating a three-piece suite comprising: panelled bath with shower over, wash-hand basin inset to vanity unit, WC, tiled splashbacks, heated towel rail, spotlights to ceiling, extractor fan, a electric mirror with lighting and dehumidifier, and UPVC double glazed window to the front.

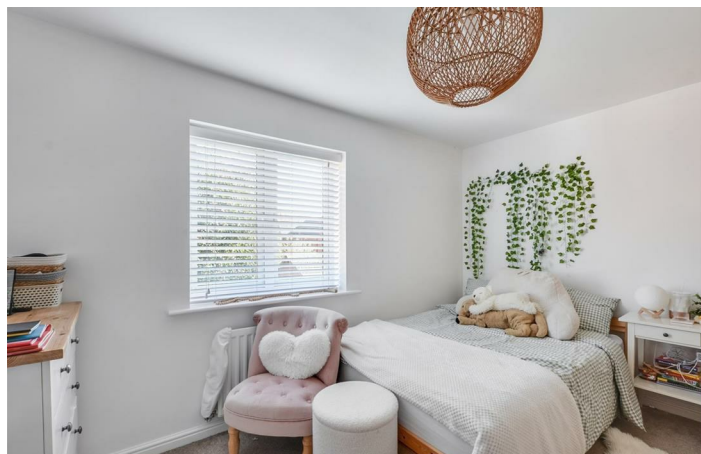
Outside

To the front of the property you will find a small lawned garden with mature trees and shrubs, and a tarmac drive and car-port leading to the garage to the rear. Gated side leads to the private and enclosed rear garden which includes a paved patio area overlooking the lawn beyond, a range of mature trees, and a outside tap.

Garage

17'11" x 9'10" (5.48m x 3m)

Up and over garage door to the front, pedestrian door to the side, light and power.





Whilst every effort has been made to ensure the accuracy of the floorplans contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should not 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.
Made with floorplan 2023



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B		76	
(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 (CO ₂) 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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