Robert Ellis

look no further...

Balmoral Drive,
Bramcote, Nottingham
NG9 3FU

£350,000 Freehold

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A spacious, three bedroom detached house with a detached garage.

Situated in this sought-after residential location, readily accessible for a variety of local shops and amenities including: schools, transport links, Queens Medical Centre and the A52 and M1 for journeys afield. This fantastic property is considered an ideal opportunity for a range of potential purchasers including first time buyers, young professionals and families.

In brief the internal accommodation comprises; entrance hall, dining room, lounge and kitchen to the ground floor, and to the first floor you will find: three good sized bedrooms, a family bathroom and separate WC.

Outside to the front of the property you will find a lawned garden with mature trees and shrubs, stocked borders and a blocked paved driveway providing off road car parking. Gated side access leads to the garage and private and enclosed rear garden, which includes a patio overlooking the lawn beyond, a range of mature trees and shrubs, stocked borders and fence boundaries.

Offered to the market with the benefit: UPVC double glazing, gas central heating. chain free vacant possession and huge potential for the incoming purchaser to renovate, reconfigure and extend, subject to necessary planning permissions, to suit their own needs and requirements. An early internal viewing comes highly recommended in order to be fully appreciated.

Entrance Hall
UPVC double glazed entrance door, radiator, useful under stair storage cupboard, stairs to the first floor, a large built in storage cupboard and doors to the kitchen, lounge and dining room.

Dining Room
11'2" x 10'11" (3.42m x 3.33m)
A carpeted reception room with UPVC double glazed window to the front and radiator.

Lounge
13'10" x 10'11" (4.22m x 3.34m)
A carpeted reception room with UPVC double glazed sliding patio doors to the rear, radiator and feature gas fire with tiled hearth.

Kitchen
10'4" x 10'0" (3.16m x 3.06m)
Fitted with a range of base and drawer units, work surfaces, sink and drainer unit with mixer tap, integrated electric oven with electric hob, tiled splashbacks, plumbing for a washing machine, space for a fridge freezer, radiator, UPVC double glazed window to the rear and side, UPVC door to the side, useful pantry housing the 'Worcester' boiler, and UPVC double glazed window to the side.

First Floor Landing
UPVC double glazed window to the front and side, loft hatch, built in airing cupboard housing the hot water cylinder, and doors to the WC, bathroom and three bedrooms.

Bedroom One
13'10" x 10'11" (4.23m x 3.34m)
A carpeted double bedroom with built in wardrobes, UPVC double glazed window to the rear and radiator.

Bedroom Two
11'2" x 10'11" (3.42m x 3.33m)
A carpeted double bedroom with built in wardrobes, UPVC double glazed window to the front and radiator.

Bedroom Three
10'0" x 7'11" (3.07m x 2.43m)
A carpeted bedroom with UPVC double glazed window to the rear and radiator.

Bathroom
Comprising: a panelled bath, pedestal wash hand basin, vinyl flooring, tiled walls, UPVC double glazed window to the side, radiator and wall mounted, mirrored vanity unit.

Separate WC
Fitted with a low level WC, vinyl flooring and UPVC double glazed window to the side.

Outside
To the front of the property you will find a lawned garden with mature trees and shrubs, stocked borders and a blocked paved driveway providing off road car parking. Gated side access leads to the garage and private and enclosed rear garden, which includes a patio overlooking the lawn beyond, a range of mature trees and shrubs, stocked borders and fence boundaries.

Garage
Double doors to the front, electricity and a window to the rear and side.

Material Information:
Freehold
Property Construction: Brick
Water Supply: Mains
Sewerage: Mains
Heating: Mains Gas
Solar Panels: No
Building Safety: No Obvious Risk
Restrictions: None
Rights and Easements: None
Planning Permissions/Building Regulations: 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.

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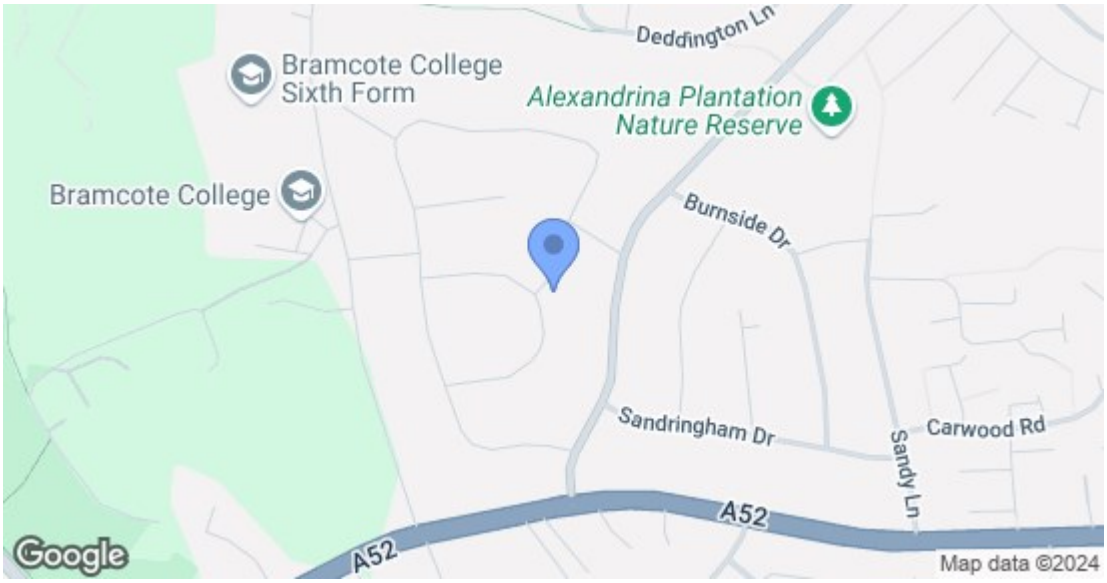

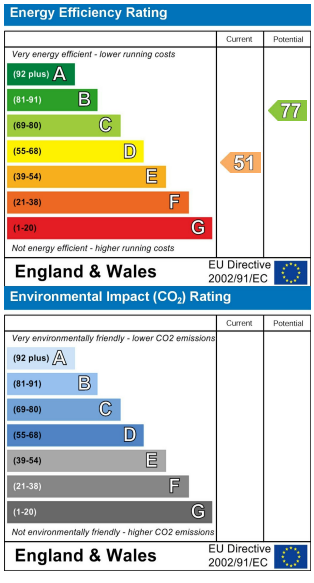

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