



Bramwell Drive,  
Bramcote, Nottingham  
NG9 3ST

**£525,000 Freehold**



A spacious four bedroom detached property with the advantage of no upward chain.

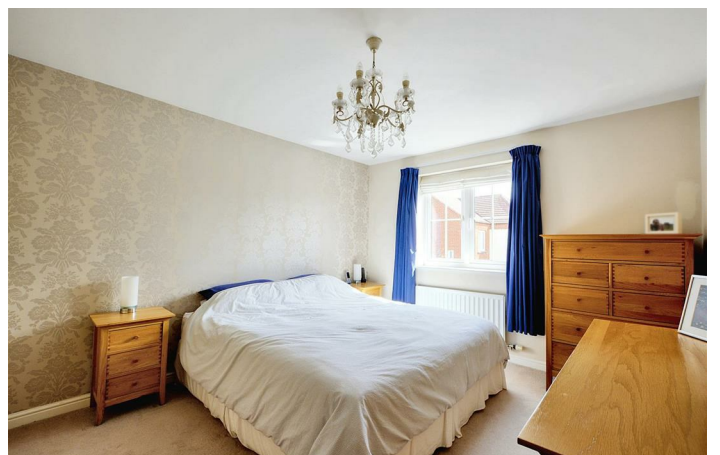
Situated on a corner plot, just a short walk from Alderman White School and readily accessible for a wide range of local amenities including shops, public houses, healthcare facilities, restaurants, and transport links.

This well presented property would be considered an ideal opportunity for a large variety of buyers including families looking to upsize or anyone looking to relocate to this popular residential location.

In brief the internal accommodation comprises; welcoming entrance hall, spacious living dining room, kitchen, utility room, family room and downstairs WC. Then rising to the first floor are four double bedrooms, main bedroom with en-suite and family bathroom.

Outside to the front of the property there is a hedged frontage with footpath to the front door. The rear garden is then enclosed and primarily lawned with a decked seating area. A driveway provides ample off street parking for multiple cars and a garage.

Offered to the market with the benefit of UPVC double glazing and gas central heating throughout along with ready to move in condition, this excellent property is well worthy of an early internal viewing in order to be fully appreciated.



### Entrance Hall

Composite door through to the entrance hall with Amtico flooring, radiator and access to an under stairs storage cupboard.

### Living Dining Room

23'8" x 17'10" decreasing to 10'9" (7.23m x 5.45m decreasing to 3.29m )

UPVC double glazed window to both the front and rear aspect, feature gas fireplace and three radiators.

### Family Room

10'7" x 9'5" (3.24m x 2.88m )

UPVC double glazed window to the front aspect, carpet flooring, radiator and UPVC double glazed French doors to the rear garden.

### Kitchen

A range of wall and base units with granite work surfacing over and tiled splashbacks, one and a half bowl sink with drainer, inset gas hob with extractor fan above and integrated electric oven. Integrated appliances to include dishwasher and fridge freezer. UPVC double glazed window to the side and rear aspect.

### Utility Room

5'11" x 5'10" (1.81m x 1.78m )

A range of base units with granite work surfacing over and inset sink with drainer. Space and fittings for freestanding appliances to include washing machine and tumbler dryer. Wall mounted boiler and UPVC double glazed door to the garden.

### Downstairs WC

Fitted with a low flush WC and wash hand basin.

### First Floor Landing

Carpeted landing, with radiator, cupboard housing the water tank and access to the loft hatch leading to the fully boarded and shelved loft space.

### Bedroom One

13'7" x 10'7" (4.15m x 3.23m )

Carpeted room, with radiator, UPVC double glazed window to the front aspect and fitted wardrobes.

### En-Suite

Three piece suite comprising; walk in shower, wash hand basin and low flush WC. Part tiled walls, heated towel rail and UPVC double glazed window to the front aspect.

### Bedroom Two

12'5" x 10'9" (3.81m x 3.3m )

Carpeted room, with radiator, UPVC double glazed window to the front aspect and fitted wardrobes.

### Bedroom Three

10'7" x 9'10" (3.24m x 3m )

Carpeted room, with radiator, UPVC double glazed window to the side aspect and fitted wardrobes.

### Bedroom Four

11'1" x 11'1" (3.4m x 3.4m )

Carpeted room, with radiator, UPVC double glazed window to the side aspect and fitted wardrobes.

### Bathroom

Three piece suite comprising; bath with shower above, low flush WC and wash hand basin. Part tiled walls, heated towel rail and UPVC double glazed window to the rear aspect.

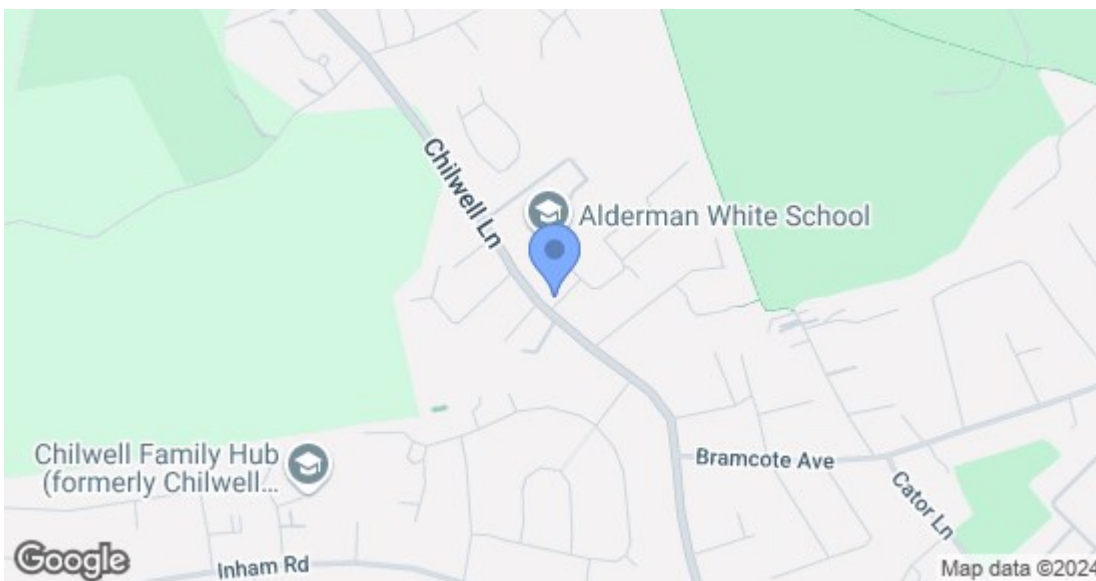
### Outside

To the front of the property is a hedged frontage with footpath to the front door. The enclosed garden is positioned to the side of the property, this is primarily lawned with a decked seating area and shed. The rear is then a driveway with ample off street parking leading to a garage.

### Garage

With an up and over door and power.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(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.