Robert Ellis

look no further...

Bramcote Lane,
Wollaton, Nottingham
NG8 2QL

£375,000 Freehold

AN EXTENDED THREE BEDROOM LINKED DETACHED HOUSE WITH A STYLISH INTERIOR.

Having been renovated and remodelled by the current vendors to a good standard this excellent property now has a versatile living space with the benefit of a garden room/conservatory to the rear.

In brief the contemporary interior comprises; spacious entrance hall, WC, breakfast kitchen, utility, large through living diner and garden room/ conservatory, rising to first floor are three double bedrooms and family bathroom.

Outside there's a drive to the front providing ample car standing with a garage beyond. To the rear there is a primarily lawned garden with patio.

Occupying a convenient and sought after residential location, well placed for Bramcote Lane Shops, local schools and excellent transport links. This great property is considered ideal for a family although would be suitable for a wide variety of potential purchasers.

UPVC double glazed door leads to;

Porch
UPVC double glazed window and tiled flooring, second wooden door with flanking window leads to;

Hallway
Radiator, under stairs cupboard and cloak cupboard

WC
WC, wash hand basin inset to vanity unit, inset ceiling spot lights and extractor fan.

Kitchen
13'11" 7'10" (4.25m 2.39m)
With an extensive range of fitted wall and base units, work surfacing with tiled splash back, breakfast bar, 1 ½ bowl sink with mixer tap, inset gas hob with electric oven below and extractor above, integrated dishwasher, pantry cupboard, UPVC double glazed window and inset ceiling spot lights.

Lounge/DIner
25'1" x 10'11" (7.67m x 3.33m)
UPVC double glazed window to the front, patio doors to the rear, two radiators and a multi fuel burner mounted on a granite style hearth with inset timber mantle above.

Garden Room/Conservatory
10'3" x 6'7" (3.14m x 2.03m)
UPVC double glazed window and patio doors leading to the rear garden and radiator.

Utility
10'11" x 9'0" to 5'11" (3.33m x 2.75m to 1.81m)
Fitted work surfacing, plumbing for washing machine, further appliance space, radiator, UPVC double glazed window and door to the exterior.

Garage
16'1" x 9'1" (4.91m x 2.78m)
Double door to the front, pedestrian door to the rear, light and power and wall mounted Worcester boiler.

First Floor Landing
UPVC double glazed window and door leading into

Bedroom One
13'11" x 11'8" (4.26m x 3.58m)
UPVC double glazed window, radiator and fitted wardrobes.

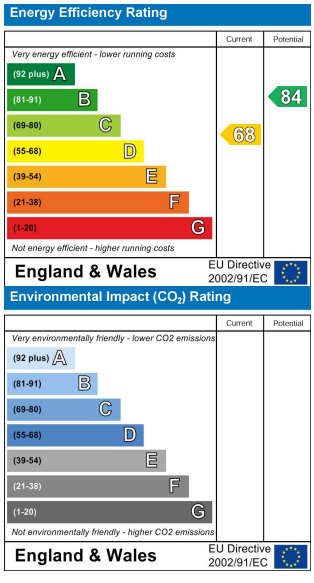
Bedroom Two
11'5" x 10'11" (3.48m x 3.33)
UPVC double glazed window and radiator.

Bedroom Three
10'0" x 6'11" (3.07m x 2.13m)
UPVC double glazed window and radiator.

Bathroom
With stylish fittings in white comprising; wash hand basin, WC, bath, shower cubicle with glazed screen with mains control shower over, fully tilled walls, tiled flooring, two UPVC double glazed windows, extractor fan and inset celling, spot lights and wall mounted heated towel rail.

Outside
To the front of the property is a drive providing car standing with the garage beyond. The rear of the property has an enclosed garden and patio with outside tap, lawn, further patio area and summer house.

Council Tax
Nottingham City Council Band D



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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