Robert Ellis

look no further...

Sandringham Drive,
Bramcote, Nottingham
NG9 3EA

£330,000 Freehold

0115 922 0888

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A well maintained, traditional three bedroom property with the benefit of no upward chain.

This would make an ideal purchase for a large variety of buyers looking to put their own stamp on their next purchase, such as first time buyers, young families or anyone looking to relocate to this popular residential location.

Situated in this sought-after residential location, within close proximity to a variety of local amenities including schools, both primary and secondary, shops, public houses and healthcare facilities. There is also the benefit of excellent transport links locally including bus stops within walking distance and Beeston or Nottingham train station just a short distance away for journeys further afield.

In brief, the internal accommodation comprises: entrance hall, lounge, dining room and kitchen to the ground floor. Then rising to the first floor are two double bedrooms, a further single bedroom, bathroom and separate WC.

To the front is a lawned garden, with mature shrubs and paved driveway for off street parking with the garage beyond. Gated side access leads to the private and enclosed rear garden.

Offered to the market with the benefit of chain free vacant possession, UPVC double glazing and gas central heating throughout, this property is well worthy of an early internal viewing in order to be fully appreciated.

Entrance Hall
UPVC double glazed entrance door to the front, stairs leading to the first floor, useful under stair storage, radiator and UPVC double glazed window to the side.

Lounge
12'7" x 11'6" (3.84m x 3.52m)
UPVC double glazed bay window to the front, carpet flooring, feature gas fire place with Adam-style mantle and radiator.

Dining Room
13'6" x 10'6" (4.13m x 3.22m)
A carpeted room with gas fire place and UPVC double glazed door with flanking windows leading to the rear garden.

Kitchen
9'5" x 7'6" (2.88m x 2.31m)
Fitted with a range of wall, base and drawer units, rolled edged working surfaces with tiled splashback, one and half bowl sink and drainer unit with mixer tap, integrated electric oven with gas hob above and extractor fan over, space and fittings for free standing appliances to include fridge and washing machine, useful pantry cupboard, vinyl flooring, radiator, UPVC double glazed window to the rear and UPVC double glazed door to the side passage.

First Floor Landing
UPVC double glazed window to the side, carpet flooring, loft access, and doors leading into the separate WC, bathroom and three bedrooms.

Bedroom One
15'3" x 11'6" (4.65m x 3.53m)
UPVC double glazed bay window to the front, carpet flooring and radiator.

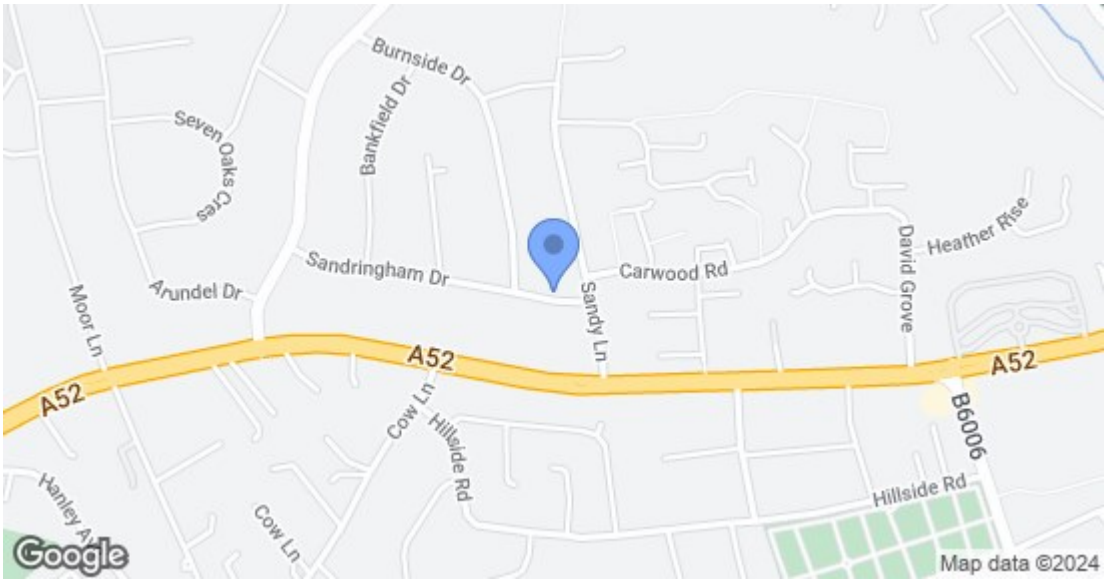
Bedroom Two
10'11" x 10'5" (3.34m x 3.20m)
UPVC double glazed window to the rear, carpet flooring and radiator.

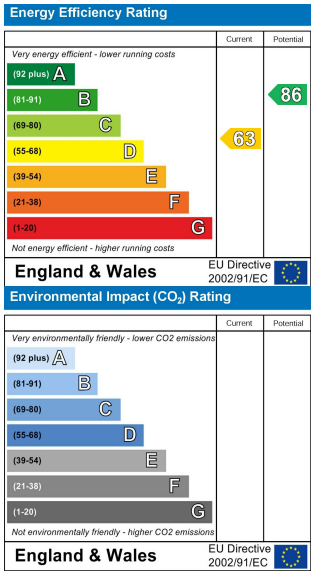
Bedroom Three
8'0" x 6'6" (2.46m x 2m)
UPVC double glazed window to the front, carpet flooring, useful storage cupboard and radiator.

Bathroom
Fitted with a panelled bath with electric shower over and glass splash screen, pedestal wash hand basin, tiling to the walls, carpet flooring, wall mounted heated towel rail, cupboard housing the hot water cylinder and obscure UPVC double glazed window to the rear.

Separate WC
Fitted with a low level WC, tiling to walls, carpet flooring and obscure UPVC double glazed window to the side.

Outside
To the front of the property is a low maintenance lawned area with mature shrubs and a blocked paved driveway to the side, providing off road carparking with the garage beyond. Gated side access leads to the private and enclosed rear garden which is mainly laid to lawn and features a blocked paved patio, mature shrubs and hedges.





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.

12 High Road, Beeston, Nottingham, Nottinghamshire, NG9 2JP
beeston@robertellis.co.uk
0115 922 0888