Robert Ellis

look no further. . .

Thornhill Close
Bramcote, Nottingham NG9 3FS

Four bedroom detached property with integral garage

£600,000 Freehold

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A four bedroom detached house with the benefit of two reception rooms and a study this spacious property is the perfect family home.

Having been well maintained by the current owners this would make an ideal home for a wide range of potential purchasers including any families looking to upsize or any buyer looking to relocate to this popular and convenient location.

Situated at the head of a quiet cul-de-sac and in close proximity to a variety of local amenities including schools, shops, public houses and many other facilities and just a short walk away from Bramcote Lane Shops. There are excellent transport links locally including tram and bus stops and Beeston or Nottingham train stations are just a short distance away for journeys further afield.

In brief, the internal accommodation comprises: Welcoming entrance hall, living room, dining room, kitchen, study and WC to the ground floor. Rising to the first floor is a spacious landing, four double bedrooms, two with en-suite and a family bathroom.

To the front is a block paved driveway, gated side access leds to an incredibly well maintained rear garden which is primarily lawned with three seating areas, a summer house and a mixture of wild flowers, flowerbeds and mature shrubs.

With double glazing and gas central heating throughout, this property is well worthy of an early internal viewing.

ENTRANCE HALL
Composite door through to entrance hall with access to under the stairs storage cupboard.

LIVING ROOM
20'6" x 17'11" (6.263 x 5.482)
Carpeted room with two radiators, gas fire and UPVC double glazed window and sliding door to the rear garden. French doors through to the dining room.

DINING ROOM
11'3" x 11'10" (3.443 x 3.629)
Oak flooring with radiator and UPVC double glazed window to the front aspect.

KITCHEN
10'11" x 17'11" (3.338 x 5.462)
Wall, base and drawer units with worksurfaces over and inset sink with drainer. Integrated fridge/freezer, second integrated freezer, dryer dishwasher, electric double oven and five ring gas hob. Access to the pantry cupboard. UPVC double glazed window to the rear and side aspect and UPVC double glazed door to the side passage.

GARAGE CONVERSION
8'11" x 10'10" (2.720 x 3.307)
Laminate flooring with radiator, access to storage cupboard and UPVC double glazed window and door to the side passage. Currently used as a study space but can easily be reinstated as a garage if required.

WC
WC and wash hand basin.

FIRST FLOOR LANDING
Spacious landing with access to the loft hatch and storage cupboard and UPVC double glazed window to the front aspect.

BEDROOM ONE
8'9" x 18'8" (2.682 x 5.693)
Carpeted room with radiator, fitted wardrobes with sliding doors and UPVC double glazed window to the rear aspect. Access to the en-suite.

EN-SUITE
Three piece suite comprising walk in shower with glass shower screen, wash hand basin and WC. Fully tiled room with fitted units and UPVC double glazed window to the side aspect.

BEDROOM TWO
11'2" x 10'4" (3.429 x 3.168)
Carpeted room with radiator, fitted wardrobes and UPVC double glazed window to the front aspect. Access to the en-suite;

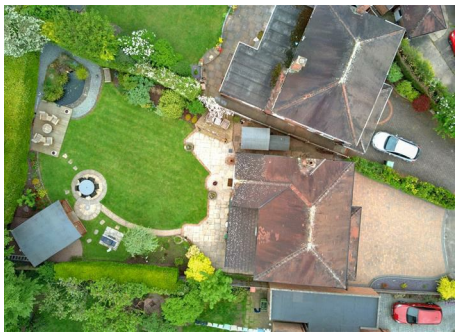
EN-SUITE
Three piece suite comprising walk in shower with glass shower screen, wash hand basin and WC.

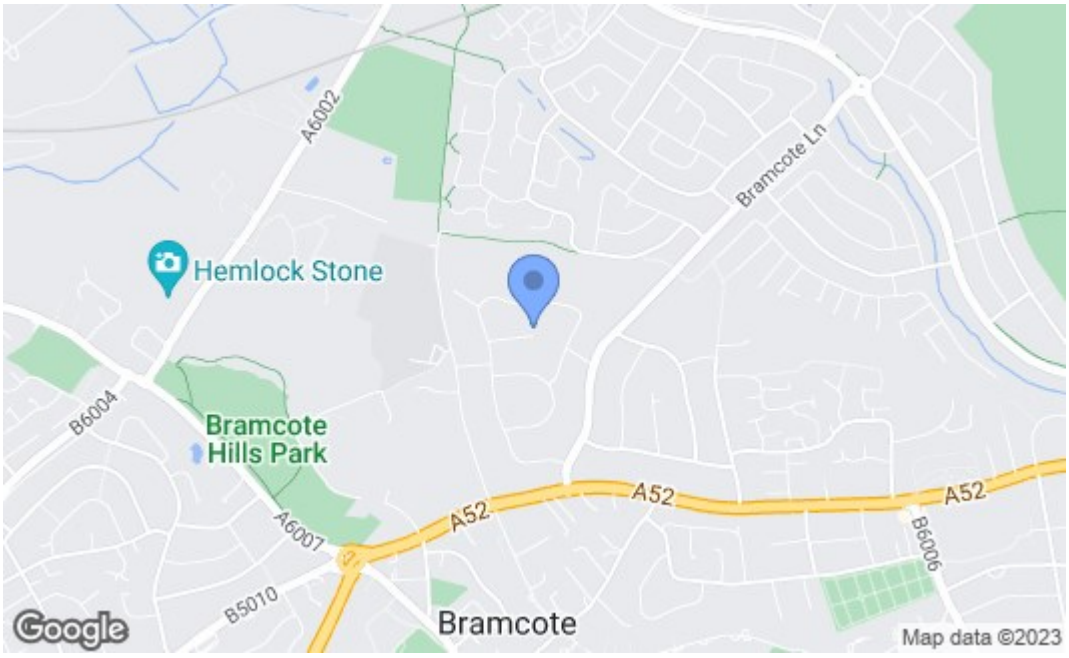
BEDROOM THREE
9'4" x 10'4" (2.855 x 3.175)
Carpeted room with radiator and UPVC double glazed window to the front aspect.

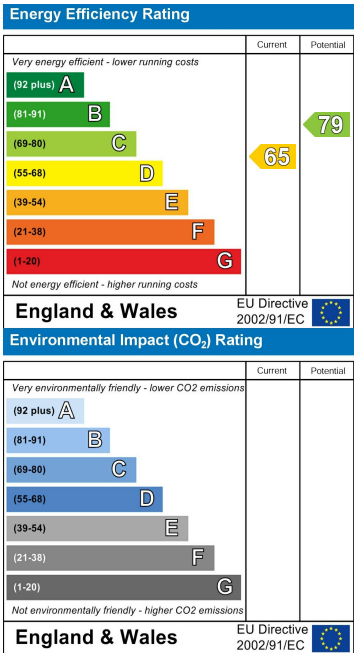
BEDROOM FOUR
9'4" x 10'0" (2.863 x 3.067)
Carpeted room with radiator and UPVC double glazed window to the rear aspect.

BATHROOM
Incorporating a three piece suite comprising of bath with shower over and glass shower screen, wash hand basin and WC. Fully tiled room with fitted units and UPVC double glazed window to the rear aspect.

OUTSIDE
To the front is a block paved driveway, gated side access leds to an incredibly well maintained rear garden which is primarily lawned with three seating areas, a summer house and a mixture of wild flowers, flowerbeds and mature shrubs.







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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