

Bramcote Drive,  
Beeston, Nottingham  
NG9 1AT

**£375,000 Freehold**



A traditional three-bedroom semi-detached property within walking distance to Beeston High Street.

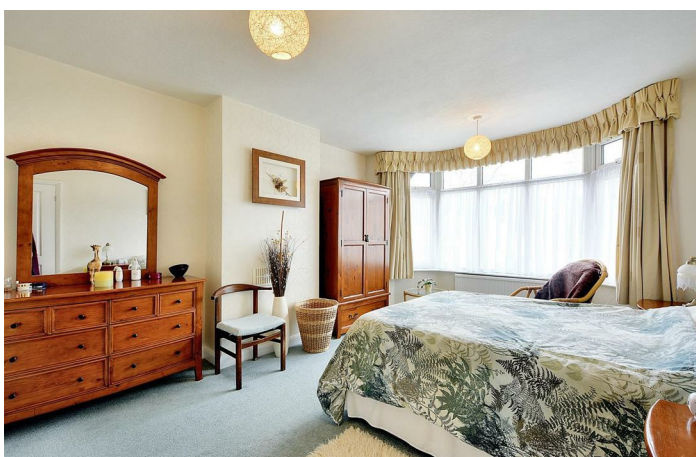
Situated in a sought after and well-established residential location, readily accessible for a large range of local amenities including shops, schools, bars, and restaurants. There is also the benefit of transport links including bus and tram stops close by and Beeston Train Station.

This lovely property is considered the ideal opportunity for a large variety of potential purchasers including first time buyers, young professionals, or growing families.

In brief the internal accommodation comprises; An Entrance porch, through to the Entrance Hall, Living Room, Dining Room, and Kitchen to the ground floor. Then rising to the first floor are three bedrooms, bathroom and Separate WC.

Outside the property to the front is a low maintenance pebbled garden with driveway for ample off-street parking leading to a detached garage. There is then gated side access to a well presented rear garden, this is primarily lawned, with a paved seating area.

With the advantage of gas central heating and UPVC double glazed throughout this property is well worthy of an early internal viewing



### Entrance Porch

UPVC double glazed door through to the porch.

### Entrance Hall

Secondary UPVC double glazed door through to a carpeted entrance hall with radiator and access to under the stairs storage cupboard.

### Dining Room

11'11" x 13'5" approx (3.64m x 4.09m approx)

Carpeted room with radiator and UPVC double glazed bay window to the front aspect.

### Living Room

11'7" x 16'11" approx (3.55m x 5.18m approx)

Carpeted room with radiator, gas fireplace and UPVC double glazed door to the rear garden.

### Kitchen

8'9" x 11'6" approx (2.69m x 3.53m approx)

A range of wall, base and drawer units with work surfacing over and tiled splashbacks, sink with drainer and mixer tap, inset electric oven and hob. Space and fittings for freestanding appliances to include fridge freezer, washing machine and dishwasher. UPVC double glazed window to the rear aspect and UPVC double glazed door to the side passage.

### First Floor Landing

Access to the loft hatch and UPVC double glazed window to the side aspect.

### Bedroom One

11'11" x 15'5" approx (3.65m x 4.72m approx)

Carpeted room with radiator and UPVC double glazed bay window to the front aspect.

### Bedroom Two

11'7" x 11'5" approx (3.55m x 3.5m approx)

Carpeted room with radiator and UPVC double glazed window to the rear aspect.

### Bedroom Three

6'11" x 8'9" approx (2.13m x 2.67m approx)

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

### Bathroom

Bath with electric power shower above and wash hand basin. Fully tiled walls, heated towel rail, fitted storage cupboard housing the boiler and UPVC double glazed window to the rear aspect.

### Separate w.c.

Low flush WC and UPVC double glazed window to the side aspect.

### Outside

The front of the property is a low maintenance pebbled garden with mature shrubs and a paved driveway with ample off-street parking leading to a detached garage. There is then gated side access to a well presented rear garden, this is primarily lawned, with mature shrubs, a paved seating area and shed.

### Garage

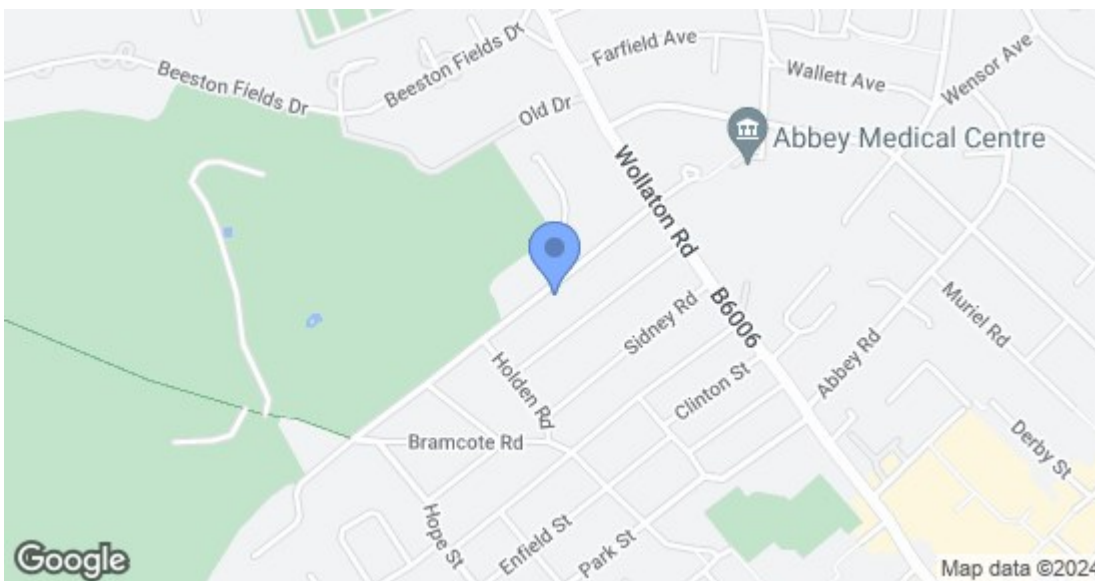
Up and over door and light fittings.

### Council Tax

Broxtowe Borough Council Band C



**Robert Ellis**  
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		64	
(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	
Environmental Impact (CO <sub>2</sub> ) Rating		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.