Robert Ellis

look no further...

Moor Lane,
Bramcote, Nottingham
NG9 3FH

£400,000 Freehold

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A spacious four bedroom detached Dorma bungalow with a detached garage.

Situated in this sought-after and convenient residential location, well placed for local shops, schools, transport links, the Queens Medical Centre, the A52 and M1, this fantastic property is considered an ideal opportunity for a range of potential purchaser including young professionals, growing families and retired couples.

In brief the internal accommodation comprises; entrance porch, entrance hallway, living diner, kitchen, utility room and three bedrooms on the ground floor and a bedroom, shower room and loft room to the first floor.

Outside to the front of the property you will find gated access to blocked paved driveway, range of mature shrubs, stocked borders and a lawned garden which leads to the side of the bungalow where you will find a blocked paved patio, a range of mature trees and shrubs and access to the rear which also has a blocked paved patio, a gravelled area, garden pond, and a range of mature trees and shrubs.

Offered to the market with the benefit of UPVC double glazing and gas central heating throughout and vacant chain free possession this wonderful property is considered a rare opportunity and truly must be viewed in order to be fully appreciated.

Entrance Porch
UPVC double glazed entrance door with flanking windows and a secondary door leading to the entrance hall.

Entrance Hall
Entrance door to front, carpet flooring, two radiators, stairs leading to the first floor and useful under stair storage cupboard.

Living Diner
21'0" (reducing to 11'2") x 17'10" (reducing to 12 (6.41m (reducing to 3.41m) x 5.46m (reducing to 3.8)
UPVC double glazed bay window to the side, two UPVC double glazed windows to the front, feature gas fire place with hearth and brick surround, carpet flooring, three radiators and UPVC double glazed French doors with flanking windows to the side.

Kitchen
11'2" x 9'11" (3.41m x 3.04m)
Fitted with a range of wall, base and drawer units, work surfacing with tiled splashback, sink and drainer unit with mixer tap, electric oven and grill with electric hob above and air filter over, space for fridge freezer, carpet flooring, radiator, UPVC double glazed window to the rear and door leading into the utility room.

Utility Room
10'2" x 5'1" (3.11m x 1.55m)
UPVC and brick construction, base unit with work surfacing, stainless steel sink and drainer unit, space and plumbing for washing machine, tumble dryer and dishwasher, built in store cupboard and UPVC double glazed door to the garden.

Bedroom One
14'2" x 11'11" (4.32m x 3.64m)
A carpeted double bedroom with fitted wardrobes, radiator and UPVC double glazed bay window to the front.

Bedroom Two
11'11" x 10'8" (3.65m x 3.26m)
A carpeted double bedroom with fitted wardrobes, radiator and UPVC double glazed window to the rear.

Bedroom Three
12'10" x 11'0" (3.92m x 3.37m)
A Carpeted double bedroom with two radiators and UPVC double glazed windows to front and side.

Bathroom
Fitted with a four piece suite comprising; panelled bath with handheld shower, shower cubicle with shower over, pedestal wash hand basin, low level WC, vinyl flooring, partly tiled walls, airing cupboard housing the hot water cylinder and obscure UPVC double glazed window to the rear.

First Floor Landing
Stairs rising from the ground floor and doors leading into the forth bedroom and shower room.

Bedroom Four
11'3" x 8'4" (3.43m x 2.56m)
A carpeted double bedroom with radiator, UPVC double glazed window to the front and door leading into the loft room.

Shower Room
Fitted with a three piece suite comprising; fully tiled shower cubicle with electric shower, wall mounted wash hand basin, low level WC, tiling to walls and floor, radiator and obscure UPVC double glazed window to the rear.

Loft Room
Fully boarded useful storage space with light.

Garage
23'4" x 15'2" (7.13m x 4.63m)
A double integral garage with electric up and over door to the front, light and power, wall mounted modern Baxi boiler, UPVC double glazed window and door to the rear.

Outside
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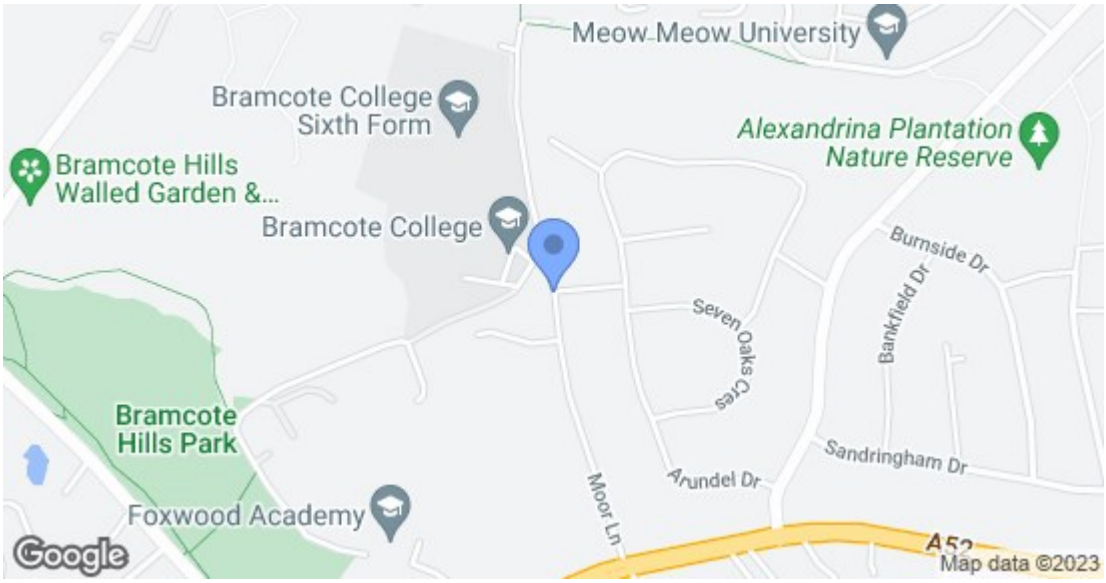
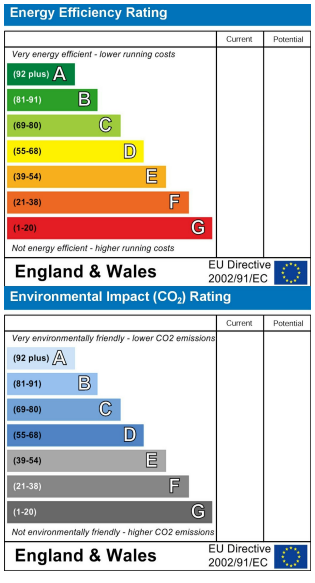
Council Tax Band
Broxtowe Borough Council Band E





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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