



Balmoral Drive,  
Bramcote, Nottingham  
NG9 3FU

**£550,000 Freehold**



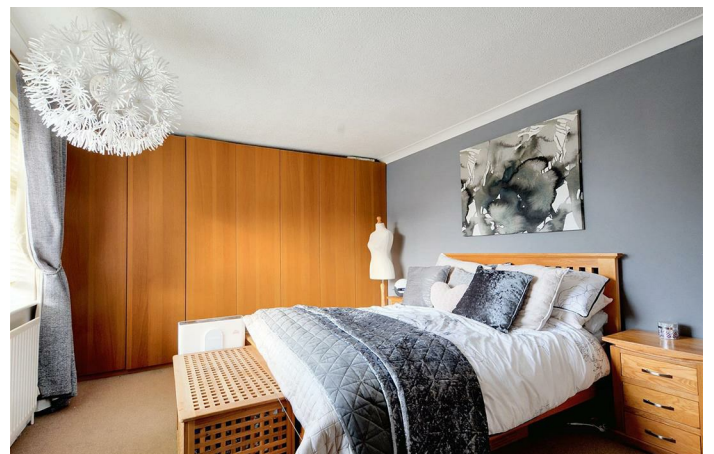
A well-presented and spacious, four-bedroom detached house, enjoying a corner plot with a garage.

Situated in this sought-after and well-established residential location, within easy reach of a variety of local shops and amenities including schools, Queens Medical Centre, transports links including the A52 and M1 for journeys further afield, this fantastic property is considered an ideal opportunity for a range of potential purchasers including growing families.

In brief the internal accommodation comprises: entrance hall, play room/gym, kitchen breakfast room, utility room, WC, lounge, dining room, and study to the ground floor; rising to the first floor you will find the main bedroom suite, a further three good sized bedrooms, and family bathroom.

To the front of the property, you will find a blocked paved driveway providing ample car standing, a small lawned garden with mature shrubs, and gated side access to the private and enclosed rear garden which includes a paved patio overlooking the lawn beyond, a range of mature trees and shrubs, stocked beds and borders, useful storage shed, outside tap and power.

Having been upgraded and extended by the current vendors this immaculate property is offered to the market with ready to move in condition, UPVC double glazing and gas central heating throughout, and truly must be viewed in order to be fully appreciated.



### Entrance Hall

UPVC double glazed entrance door with flanking window, radiator, stairs to the first floor, useful under stair storage cupboard, Antico flooring, and doors to the dining room, lounge, utility, kitchen breakfast room, playroom/gym and cloaks cupboard.

### Playroom/Gym

11'0" x 9'10" (3.37m x 3.02m )

UPVC double glazed window to the front, laminate flooring and radiator.

### Kitchen Breakfast Room

12'3" x 11'11" (3.75m x 3.64m )

With a range of modern wall, base and drawer units, work surfaces, single sink with mixer tap, integrated induction hob with air filter over, integrated electric oven, space for a microwave oven, integrated dishwasher, space and plumbing for an American-style fridge freezer, UPVC double glazed bay window to the front, radiator, spot lights, and Karndeian tiled flooring.

### Utility

8'6" x 7'10" (2.6m x 2.41m )

With a range of wall, base and drawer units, work surfacing, sink and drainer unit with mixer tap, plumbing for washing machine and space tumble dryer, radiator, Karndeian tiled flooring, UPVC double glazed window to the rear, spot lights, UPVC double glazed door to the side, and a door to the WC.

### Downstairs WC

Fitted with a low level WC, wash hand basin inset to vanity unit, tiled splashbacks, Karndeian tiled flooring, UPVC double glazed window to the side, and useful storage space.

### Lounge

16'8" x 10'10" (5.09m x 3.32m)

A carpeted reception room with radiator, gas fire with Adam-style mantle, two UPVC double glazed windows to the side, and UPVC double glazed French doors with flanking windows to the patio.

### Dining Room

13'10". x 11'11" (4.24. x 3.64m )

UPVC double glazed window to the front, Pergo flooring, radiator, UPVC double glazed window to the front, UPVC double glazed French doors to the rear, and a door to the study.

### Study

7'11" x 6'1" (2.43m x 1.86m )

UPVC double glazed window the rear, Pergo flooring, radiator and a large storage cupboard.

### First Floor Landing

UPVC double glazed window the rear , loft hatch, large useful storage cupboard, and doors to the bathroom and four bedrooms.

### Bedroom One

16'7" x 11'5" (5.08m x 3.5m )

A carpeted double bedroom with UPVC double glazed window to the side, radiator, fitted wardrobes with shelving unit, walk-in wardrobe/dressing room, and door to the en-suite.

### En-Suite

Incorporating a three piece suite comprising large Aqualisa power shower, wall mounted wash hand basin, low level WC, tiled flooring and splashbacks, heated towel rail, spotlights to ceiling, and extractor fan.

### Bedroom Two

12'2" x 11'10" (3.71m x 3.63m )

UPVC double glazed bay window to the front, laminate flooring and radiator.

### Bedroom Three

16'9" reducing to 11'6" x 9'6" reducing to 4'5" (5.11m reducing to 3.52m x 2.92m reducing to 1.36m )

UPVC double glazed window to the front and rear, laminate flooring and radiator

### Bedroom Four

9'10" x 8'3" (3.01m x 2.53m )

UPVC double glazed window to the front, carpet flooring, and radiator.

### Bathroom

Incorporating a four piece suite comprising: panelled bath, corner shower with Aqualisa digital power shower, pedestal wash hand basin, low level WC, tiled flooring and splashback, radiator, spotlights to ceiling, UPVC double glazed window to the rear and side, electric shaver point, and airing cupboard housing the hot water cylinder.

### Outside

To the front of the property you will find a blocked paved driveway providing ample car standing, a small lawned garden with mature shrubs, and gated side access to the private and enclosed rear garden which includes a paved patio overlooking the lawn beyond, a range of mature trees and shrubs, stocked beds and borders, useful storage shed, outside tap and power.

### Garage

18'1" x 9'10" (5.52m x 3m )

Electric roll up door to the front, window and pedestrian door to the rear, light and power.

### Material Information:

Freehold

Property Construction: Brick

Water Supply: Mains

Sewerage: Mains

Heating: Mains Gas

Solar Panels: No

Building Safety: No Obvious Risk

Restrictions: None

Rights and Easements: None

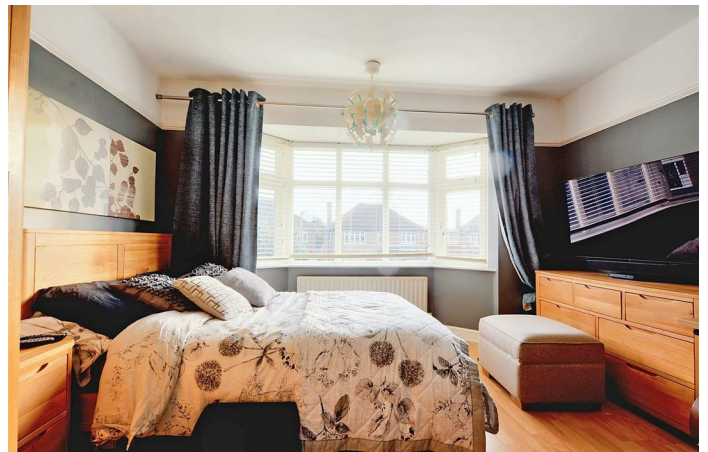
Planning Permissions/Building Regulations: None

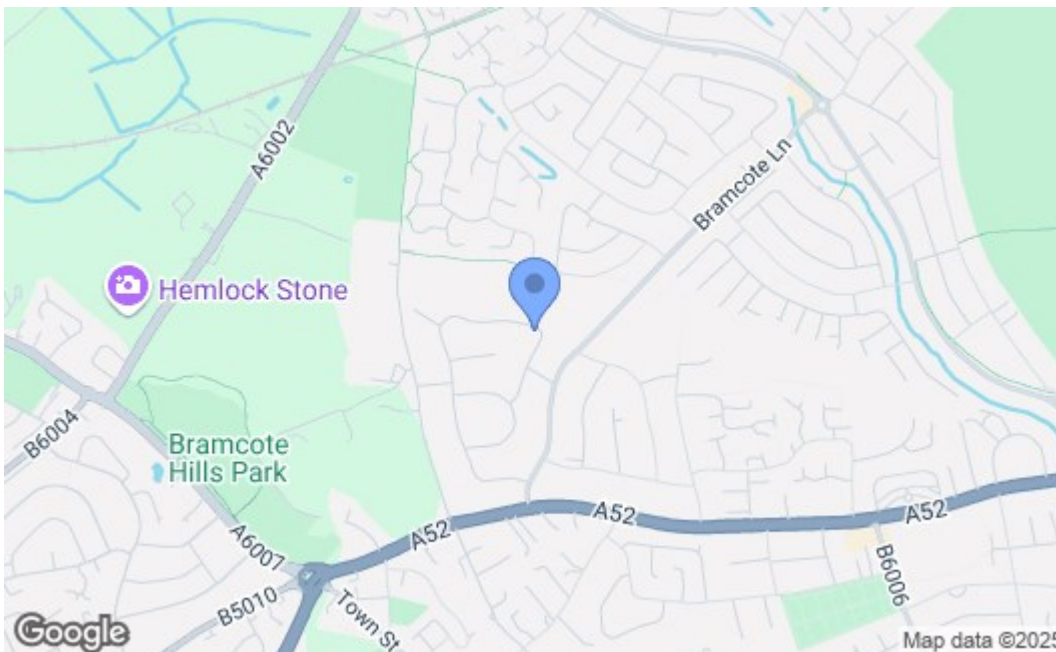
Accessibility/Adaptions: None

Has the Property Flooded?: No

### Disclaimer:

These details and Key facts 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. Full material information is available in hard copy upon request.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(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	

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