



Thoresby Road,  
Bramcote, Nottingham  
NG9 3EP

**£445,000 Freehold**

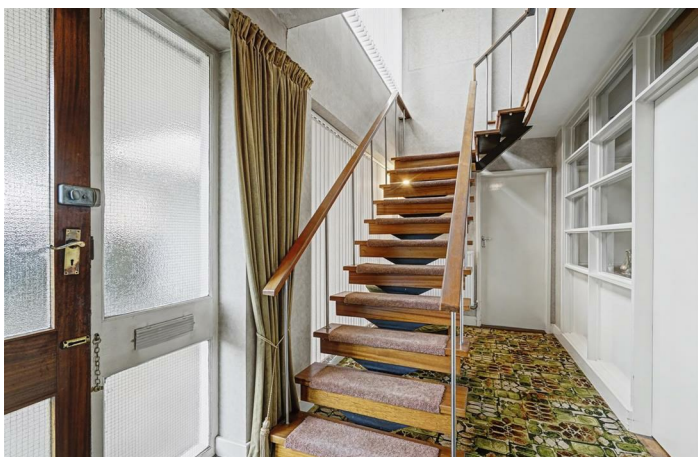


THIS IS A LARGE, INDIVIDUAL 4 BEDROOM DETACHED PROPERTY PROVIDING FLEXIBLE LIVING AND BEDROOM ACCOMMODATION WHICH IS NOW IN NEED OF SOME UPDATING WORKS BEING CARRIED OUT.

Being situated close to all the excellent amenities and facilities provided by the Bramcote Lane area, this gable fronted detached property provides a lovely home which is now in need of some updating works being carried out. The property offers spacious accommodation arranged on two levels and has a private garden to the rear. For the size and layout of the accommodation and privacy of the rear garden to be appreciated, we recommend that interested parties undertake a full inspection so they can see all that is included in this lovely home for themselves. The property is well placed for the range of shops and other facilities provided by Bramcote Lane and to excellent schools, as well as transport links, all of which has helped to make this a very popular and convenient place to live.

The property stands back from Thoresby Road and is constructed of brick to the external elevations under a pitched tiled roof. Deriving the benefits of having oil fired central heating and partial double glazing, the property is entered through the main entrance door at the side into a spacious reception hall which has a feature open-tread staircase leading to the first floor and doors taking you to the main lounge/sitting room which has an adjoining dining area and a large window overlooking and French door leading out to the rear garden. The breakfast kitchen is well fitted with an extensive range of wall and base units and has integrated appliances. At the front of the property, there is a ground floor WC/shower room off the hall and an inner hallway leads to two further rooms which could be used as either bedrooms or reception rooms. To the first floor, the light and airy landing leads to two double bedrooms and a large bathroom which is fully tiled with a current four piece suite which could be replaced so it includes a bath and a separate shower. Outside, there is an 'in and out' drive at the front, a double width carport to the left hand side of the property and a brick garage with a gateway leading through to the rear. There is a boiler house next to the kitchen and a path takes you to the garden where there is a slabbed walled patio with steps leading onto a good size lawned garden which has established borders and fencing to the boundaries.

The property is only a few minutes walk away from all the shops provided on Bramcote Lane which includes a Sainsburys, COOP store, a Post Office and newsagents, several coffee eateries and fast food takeaways which includes the well regarded Cods Scallops fish and chip takeaway and restaurant. There are excellent schools for all ages within walking distance of the property, healthcare and sports facilities which include several local golf courses, Wollaton Park is only a few minutes drive away and the excellent transport links include Junction 25 of the M1, East Midlands Airport, stations at Beeston, Nottingham and East Midlands Parkway, and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.



## Porch

Open porch which extends from the carport and leads to the front door.

## Front Door

The front door has safety glazed inset panels and a matching glazed side panel with a light provided in the carport area.

## Reception Hall

Stairs with open tread steps and a feature balustrade leading to the first floor, radiator, a full height glazed window with fitted vertical blinds to the side, doors leading to an inner hallway, the lounge/dining room which has a feature glazed side panel and to the kitchen.

## Lounge with adjoining Dining Area

25'6" reducing to 7'7" x 17'6" reducing to 13' (7.77m reducing to 2.31m x 5.33m reducing to 3.96m)

This large main reception room has a window looking and a glazed French door leading out to the rear garden, a double glazed window to the side, feature open fire within a stone chimney breast with a hearth, skirting radiators to two walls, double serving hatch with two drawers and double cupboard under, pine panelling to the ceiling and three wall lights.

## Breakfast Kitchen

15'3" x 10'4" (4.65m x 3.15m)

The kitchen is fitted with woodgrain finished units having brushed stainless steel fittings and includes a stainless steel sink with a mixer tap set within a work surface with an integrated fridge and freezer, cupboards, drawers and space for an automatic washing machine below, four ring 'Bosch' hob set within a work surface with cupboards, drawers and a double oven beneath, upright shelved pantry cupboard and a broom/storage cupboard, work surface with double cupboard and two drawers below, double serving hatch accessing the dining area and a double eye level cupboard above, matching eye level wall cupboards and a hood over the cooking area, tiling to walls by the work surface areas, radiator, double glazed window to the rear and a safety glazed door leading to the rear porch.

## Rear Porch

Having a locked gate leading out to the front of the property and providing access to the rear garden, door to the garage and an outside light is provided.

## Inner Hall

Having cloaks hanging area and a wall mounted control panel for the alarm system.

## Bedroom 3/Sitting Room

12'3" x 9'5" (3.73m x 2.87m)

Double glazed windows to the front and side and a radiator.

## Bedroom 4/Study

8'6" x 8'2" (2.59m x 2.49m)

Double glazed window to the front and a radiator.

## Ground Floor Shower Room

Having a large walk-in shower with a 'Triton' electric shower, tiling to two walls with a handrail to one wall, a glazed sliding door and protective screens, pedestal hand basin and a low flush WC, radiator, half-tiled walls and an opaque glazed window.

## Bedroom 1

15'3" reducing to 10'11" x 14'3" (4.65m reducing to 3.33m x 4.34m")

Window and a glazed door leading out to a veranda which has a balustrade and overlooks the rear garden, radiator, two double built-in wardrobes with sliding doors and cupboards above and a further double wardrobe with sliding doors and two lights on the wall by the bed head position.

## First Floor Landing

Window with a fitted vertical blind to the side, the balustrade continues from the stairs onto the landing and a large double built-in airing/storage cupboard with a shelf and housing the hot water storage tank.

## Bedroom 2

14'4" x 12'3" (4.37m x 3.73m)

Double glazed window to the front, radiator, two double built-in wardrobes with sliding doors, a wall light and access to the roof storage space.

## Bathroom

The large bathroom is fully tiled and has a light coloured suite with a corner bath having chrome handrails and a mixer tap/shower, a bidet, low flush WC and a pedestal hand basin with a mirror and electric shaver point to the wall above, opaque double glazed window, radiator and a hatch to the loft.

## Outside

## Boiler House

6'7" x 3'6" (2.01m x 1.07m)

The boiler house is accessed from the open porch at the side of the property and houses a floor mounted 'Worcester Bosch' oil fired boiler, control unit for the central heating and hot water, and there is a light in the boiler house.

## Garage

18'2" x 7'7" (5.54m x 2.31m)

The brick garage has an up and over remotely operated door to the front with a window and personal door to the side, an outside tap and light is provided in the garage, a wall mounted fuse box and electric meter is located in the garage and there is an oil storage tank accessed from a steel cover in the floor of the garage.

## Front Garden

At the front of the property, there is an 'in and out' driveway with established borders to the boundary front where there is a low level wall and in front of the property the drive provides access to the double width carport from which there is a locked gate leading to the covered area at the side of the property, there is a hedge and fencing to the left hand boundary and a slab path with a raised border to the side provides access to the rear garden.

## Rear Garden

The rear garden is Southerly facing and has a walled patio to the immediate rear of the property with steps and borders to either side leading onto a lawned garden with established borders and fencing to the boundaries with the rear boundary has new fencing panels. There is a path running down the left hand side of the garden and there is a shed and coal bunker positioned at the rear of the garage.

## Directions

Leave Beeston on Wollaton Road heading towards the A52 turn left at the traffic light junction. Proceed along the A52 turning right at the traffic lights onto Thoresby Road. Proceed along Thoresby Road where the property can be found on the right. 9198MP

## Council Tax

Council Tax Band F

## Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Oil

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 7mbps Superfast 80mbps Ultrafast 1800mbps

Phone Signal – 02, EE, Three, Vodafone

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

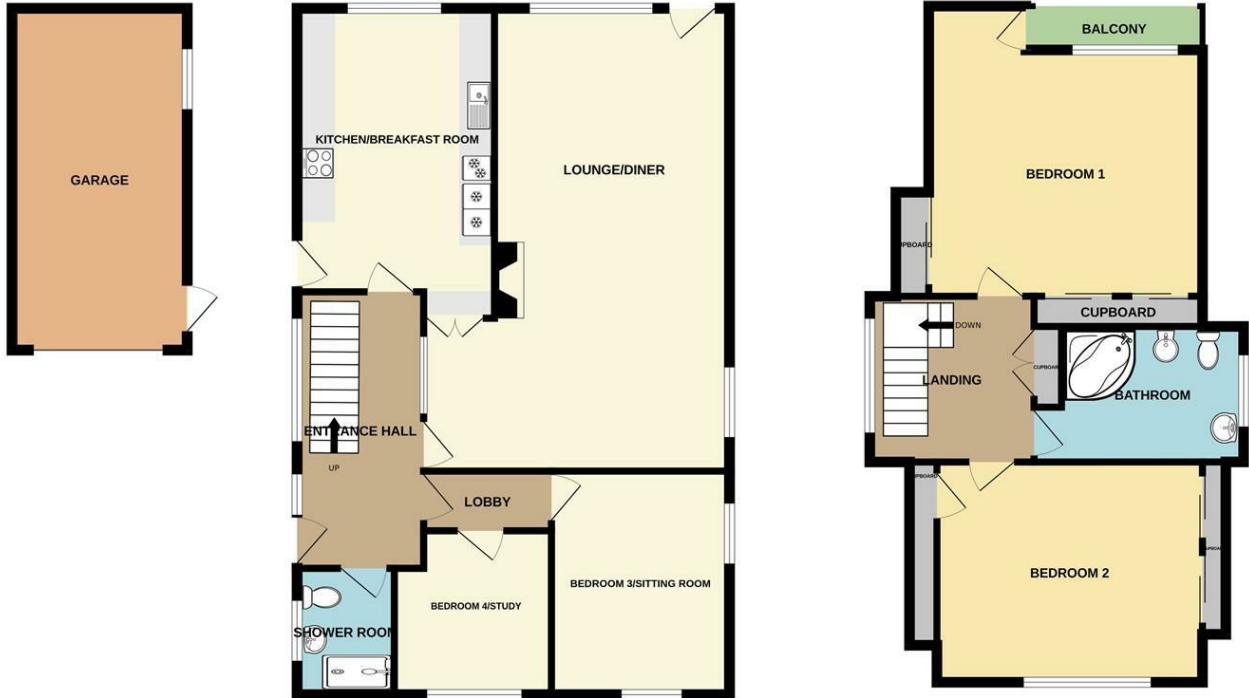
Any Legal Restrictions – No

Other Material Issues – No

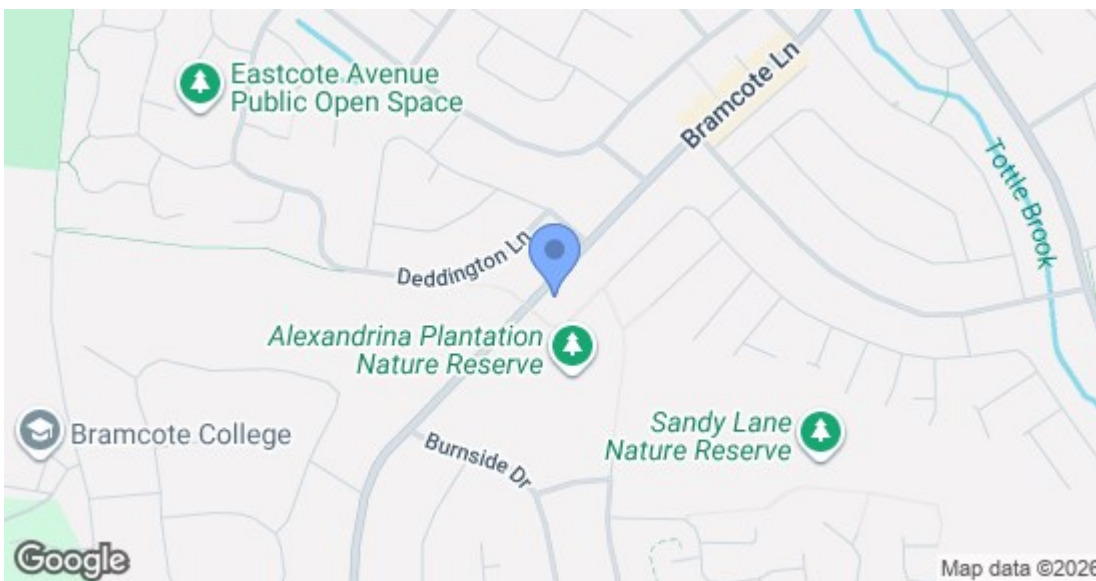


GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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.