



Burnside Drive,  
Bramcote, Nottingham  
NG9 3EE

**£345,000 Freehold**



THIS IS A THREE BEDROOM TRADITIONAL SEMI DETACHED FAMILY HOME BEING SOLD WITH THE BENEFIT OF NO UPWARD CHAIN.

Robert Ellis are pleased to be instructed to market this well presented and spacious, three bedroom semi detached house benefiting from a large mature garden, garage and off street parking. Perfect for first time buyers, families and people looking to downsize. The property has been extended to the rear offering ample living space in which an internal viewing is highly recommended.

The property is constructed of brick to the external elevations and benefits from gas central heating and double glazing throughout. In brief the accommodation comprises of a large entrance hallway with understairs storage and w.c., traditional bay front dining room with original floorboards, lounge and kitchen, both overlooking the lovely garden. To the first floor there are three spacious bedrooms, with the benefit of fitted wardrobes to the second bedroom, shower room and separate w.c. Outside the property is set back from the road with off street parking and a low maintenance garden. The rear offers a private enclosed garden with a patio area, lawn and greenhouse. There is also access to the concrete sectional garage.

Located in the popular are of Bramcote, close to a wide range of local shops, schools and parks. The property is a short drive away from Wollaton Park and offers fantastic transport links including easy access to the A52 to Nottingham and Derby and the M1 to further afield. An internal viewing is essential to appreciate the location and space on offer.



### Entrance Hall

Wooden single glazed front door, UPVC double glazed window to the side, carpeted flooring, radiator, understairs storage cupboard and ceiling light.

### Dining Room

11'3" x 11'9" approx (3.43m x 3.58m approx)  
UPVC double glazed bay window to the front, original wooden floorboards, radiator, feature fireplace, ceiling and wall lights.

### Lounge

22' x 10'8" approx (6.71m x 3.25m approx)  
UPVC double glazed sliding doors to the rear, carpeted flooring, radiator, gas fire, TV point, ceiling and wall lights.

### Kitchen

16'2" x 7'9" approx (4.93m x 2.36m approx)  
UPVC double glazed windows to the side and rear, UPVC double glazed door to the side, carpeted flooring, radiator, integrated electric oven, gas hob with extractor hood over, integrated fridge freezer, spaces for a slim line dishwasher and washing machine and ceiling light.

### Ground Floor w.c.

4' x 2'5" approx (1.22m x 0.74m approx)  
UPVC double glazed obscure window to the side, tiled flooring, low flush w.c., wash hand basin, tiled walls, ceiling light and extractor fan.

### First Floor Landing

UPVC double glazed window to the side, carpeted flooring and ceiling light.

### Bedroom 1

15'6" to 13'5" x 11'9" approx (4.72m to 4.09m x 3.58m approx)  
UPVC double glazed bay window to the front, carpeted flooring, radiator and ceiling light.

### Bedroom 2

11'2" x 9' approx (3.40m x 2.74m approx)  
UPVC double glazed window to the rear, carpeted flooring, radiator, fitted wardrobes and ceiling light.

### Bedroom 3

6'9" x 8'9" approx (2.06m x 2.67m approx)  
UPVC double glazed window to the front, radiator, carpeted flooring and ceiling light.

### Shower Room

Obscure window to the rear, vinyl flooring, walk-in shower with electric wall mounted shower, pedestal wash hand basin, airing/storage cupboard housing the water tank, heated towel rail and ceiling light.

### Separate w.c.

5'2" x 2'6" approx (1.57m x 0.76m approx)  
UPVC double glazed obscure window to the side, vinyl flooring, low flush w.c. and ceiling light.

### Outside

There is a low maintenance front garden with mature flower beds and off street parking. To the rear there is a large mature private garden with patio, lawned garden, shed and flower beds with access to the garage.

### Council Tax

Broxtowe Borough Council Band C



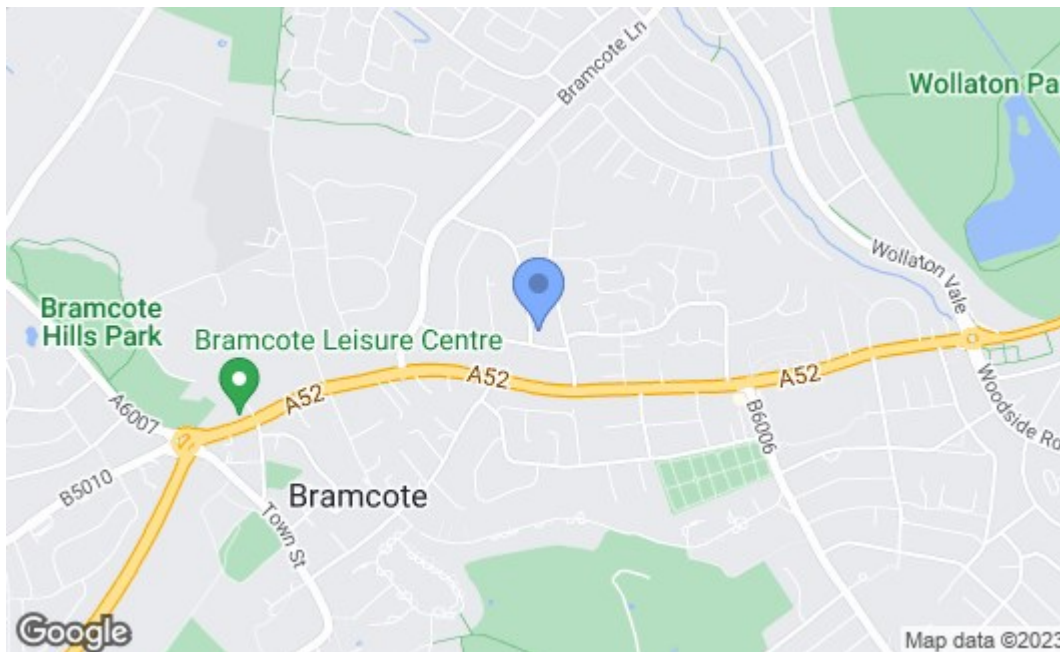
GROUND FLOOR



1ST FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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. Made with Metropix C2023



**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		80
(69-80) <b>C</b>		
(55-68) <b>D</b>	51	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

**England & Wales** 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		

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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.