



Rufford Avenue
Bramcote, Nottingham NG9 3JH

AN EXTENDED THREE BEDROOM
DETACHED HOUSE.

£385,000 Freehold



Offered for sale for the first time in a generation is this extended three bedroom detached family house situated in this prime location.

What sets this property apart from many is the substantial rear gardens. The property itself occupies a plot of approximately 0.166 of an acre, with a rear garden of at least 43m (140ft) in length which offers a fantastic place for keen gardeners and families to enjoy. There is off-street parking for at least two vehicles and an attached brick garage.

Deceptive from the front, the property has a single storey rear extension which creates a generous amount of space with two reception rooms with glazed sliding doors between, and a good sized kitchen. Other features include gas fired central heating, double glazed windows and a useful cloaks/WC.

The property is situated in this highly regarded residential suburb, great for families and commuters alike, as schools for all ages are within easy reach as is open space, playing fields and leisure facilities. Within walking distance is a regular bus service and for those looking to commute, the A52 linking Nottingham, Derby and Junction 25 of the M1 motorway is no more than a minute's drive.

Ready to move into with NO UPWARD CHAIN, this property offers potential for further extensions and improvements to make this into another long term family home.



ENTRANCE HALL

18'9" x 6'11" overall (5.72m x 2.11m overall)
Radiator, cloaks cupboard, stairs to the first floor with understairs store cupboard.

CLOAKROOM/WC

Incorporating a two piece suite comprising wall mounted wash hand basin, low flush WC.

FRONT RECEPTION ROOM

14'0" x 11'11" (4.27 x 3.64)
(Used as the dining room). Living flame effect gas fire and back boiler (for central heating and hot water), radiator, double glazed window to the front, glazed sliding doors leading to the living room.

LIVING ROOM

19'11" x 10'7" reducing to 9'4" (6.08 x 3.24 reducing to 2.87)
Radiator, double glazed window to the side and double glazed patio doors to the rear.

KITCHEN

14'2" x 9'4" (4.33 x 2.87)
Range of fitted wall, base and drawer units with work surfacing and inset stainless steel sink unit with single drainer. Electric cooker point, plumbing and space for washing machine and dishwasher. Appliance space. Radiator, double glazed windows and door to rear garden.

FIRST FLOOR LANDING

Double glazed window. Doors to bedrooms, bathroom and WC.

BEDROOM ONE

13'5" x 11'10" (4.1 x 3.63)
Built-in wardrobe, radiator, double glazed window to the front.

BEDROOM TWO

10'7" x 10'11" (3.23 x 3.34)
Built-in wardrobe, radiator, double glazed window to the rear.

BEDROOM THREE

8'4" x 6'11" overall less baulk head (2.55 x 2.13 overall less baulk head)
Radiator, double glazed window to the front.

BATHROOM

5'7" x 7'10" (1.71 x 2.39)
Wash hand basin with vanity unit, bath with thermostatically controlled shower over. Tiling to walls, radiator, built-in airing cupboard with hot water cylinder. Double glazed window.

SEPARATE WC

Housing a low flush WC. Double glazed window.

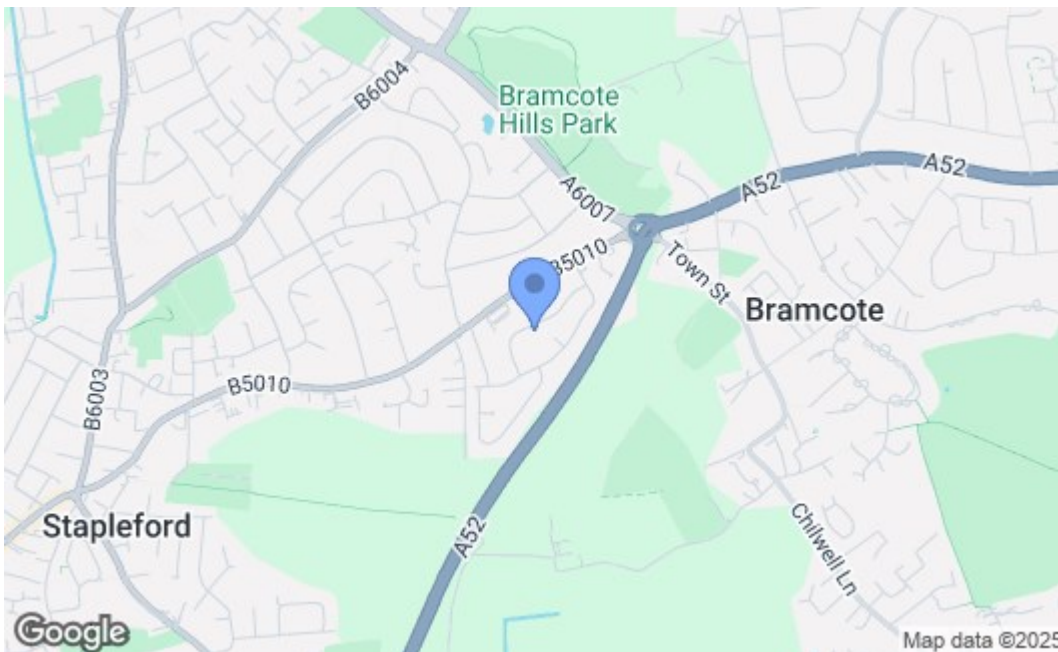
OUTSIDE

The property is set back from the road with the front garden landscaped for ease of maintenance with pebble bedding, ornamental shrubs. The driveway provides off-street parking leading to the garage, gated pedestrian access to one side leading to the rear garden. The expansive rear gardens are fenced, hedged and enclosed, and comprise patio area with shaped lawn flanked with borders and pathway running along side leading to a paved area with inset shrub beds. The pathway continues to the next section of garden which is mainly gravel for ease of maintenance with a variety of shaped bedding inset with evergreen shrubs and other plants.

GARAGE

15'7" x 7'8" (4.75 x 2.36)
Brick constructed and attached to the property with twin opening doors to the front, light and power with inset storage area, window and door to the rear.





| 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 | | | |
| England & Wales | | EU Directive 2002/91/EC | |
| Environmental Impact (CO ₂) Rating | | Current | Potential |
| Very environmentally friendly - lower CO ₂ 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 ₂ emissions | | | |
| England & Wales | | 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.