Robert Ellis

look no further. . .

Valmont Road

Bramcote, Nottingham NG9 3JD

A FULLY RENOVATED TWO DOUBLE BEDROOM, DOUBLE FRONTED DETACHED BUNGALOW OFFERED FOR SALE WITH NO UPWARD CHAIN.

£325,000 Freehold

ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET WITH THE ADDED BENEFIT OF BEING SOLD WITH NO UPWARD CHAIN THIS DETACHED, DOUBLE FRONTED, TWO BEDROOM DETACHED BUNGALOW SITUATED IN THIS POPULAR AND ESTABLISHED RESIDENTIAL LOCATION.

With accommodation on one single level, comprising a welcoming central hallway, two double bedrooms to the left of the hallway, newly installed four piece bathroom suite centrally off the hallway, bay fronted living room to the front and newly fitted open plan dining kitchen to the to the right of the entrance hallway.

The property also benefits from gas fired central heating, double glazing, ample off-street parking to the front and side of the property, detached garage and generous garden space.

There is also an aluminium pulldown loft adder to a useable loft space with landing storage area, restricted head height space with Velux window and storage cupboards. The rooms have no regulatory paperwork to be classed in any way as bedrooms. However, if the onward purchaser wishes to explore using this space further, there is lots of potential to create extra living space (subject to the relevant permissions and approvals).

The bungalow is located in this popular and established residential location within close proximity of both Stapleford and Beeston town centres which offer a wide variety of national independent shops and retailers. There is also easy access to ample outdoor space, as well as great commuter links such as the A52 for Nottingham and Derby, Junction 25 of the M1 motorway and the Nottingham electric tram terminus situated at Bardills roundabout.

We believe the property would make an ideal downsize or retirement property due to the property being on a relatively level plot from front to back. We highly recommend an internal viewing to appreciate the recent renovation work carried out.

ENTRANCE HALL
14'2" x 8'5" (4.33 x 2.59)
uPVC double glazed front entrance door with double glazed windows surrounding the door set within an open brick porch. Radiator, loft ladders providing access to the loft space, recently re-fitted oak internal doors to all ground floor rooms.

LIVING ROOM
15'10" x 12'11" (4.84 x 3.95)
Double glazed bay window to the front making the most of the views down the street and beyond towards Hemlock Stone. Two archway shaped double glazed windows to the side, radiator.

OPEN PLAN DINING KITCHEN
19'6" x 14'6" (5.95 x 4.43)
The kitchen area comprises a newly fitted range of matching base and wall storage cupboards and drawers with square edge butchers block style work surfaces with inset one and a half bowl sink unit with draining board and central swan-neck mixer tap. Decorative tiled splashbacks, fitted Bosch four ring induction hob with extractor fan over, in-built eye level oven and combination Bosch grill, integrated fridge, freezer, dishwasher and washing machine, walk-in double glazed box bay window to the side, ample space for dining table and chairs, radiator, overhanging breakfast bar space for two to four barstools, double glazed uPVC exit door to side driveway, uPVC double glazed French doors providing access to the rear garden. Boiler cupboard housing the gas fired combination boiler for central heating and hot water purposes.

BEDROOM ONE
15'4" x 10'5" (4.69 x 3.20)
Double glazed bay window to the front, radiator.

BEDROOM TWO
11'11" x 10'6" (3.64 x 3.22)
Double glazed window to the rear, radiator.

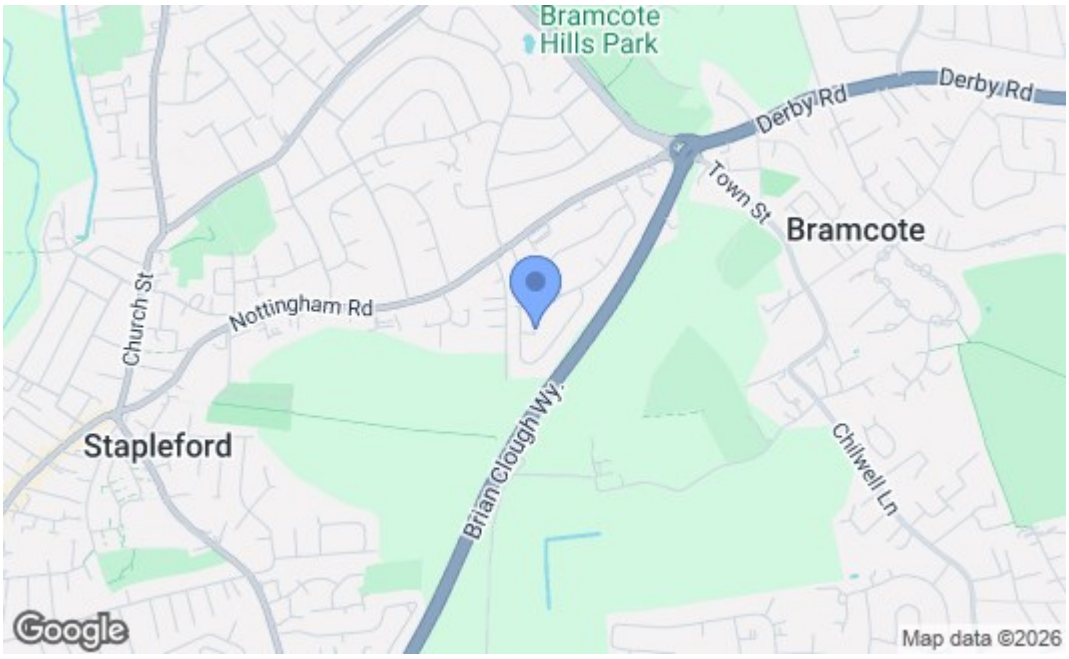
BATHROOM
8'5" x 8'2" (2.58 x 2.51)
Newly fitted white four piece suite comprising curved twin end bath with central waterfall style mixer tap and handheld shower attachment, walk-in double sized tiled shower cubicle with glass screen and dual attachment mains shower, wash hand basin with mixer tap with storage drawers beneath, hidden cistern push flush WC. Partial tiling to the walls, two double glazed windows to the rear, wall mounted LED lit bathroom mirror, chrome ladder towel radiator, extractor fan.

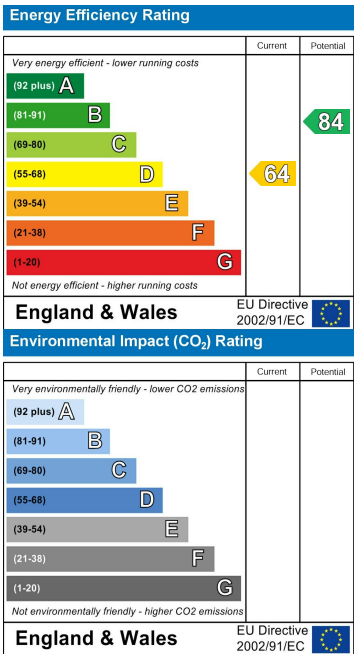
LOFT SPACE
Accessed via pulldown ladders from the hallway to a central landing space with useful storage cupboards. There are then two areas with restricted head height to the rear space with a Velux roof window and storage cupboard, the other with additional storage space. The loft has no regulatory paperwork to in any way class it has useable living space. If the onward purchaser wishes to enquire about making further space, they should do so with the local council and relevant paperwork accordingly.

OUTSIDE
The property benefits from space to the front, side and rear. The front having a decorative brick wall with curved coping stones to the boundary line, double gates then provide access to the driveway which leads down the right hand side of the property providing off-street parking and in turn leading to the detached garage. The front garden has a shaped lawn and planted flowerbeds/borders housing a variety of bushes and shrubbery. This planting continues down the right hand side of the property in the direction of the garage. The rear garden is split into various sections with an initial paved patio seating area accessed from the French doors from the kitchen. There is then a pathway which provides access to the foot of the plot with two shaped lawn sections separated by planted borders and rockery housing a further variety of bushes, shrubs and plants. To the foot of the plot there is a "crazy" paved patio area which leads to a pitched roof garden summerhouse. Within the garden there are external lighting points and water tap.

DETACHED GARAGE
16'0" x 8'2" (4.90 x 2.49)
Up and over door to the front, window to the side, pitched roof, power and lighting points.

DIRECTIONAL NOTE
From our Stapleford Branch, proceed to the Roach traffic lights and continue straight over onto Nottingham Road. Head in the direction of Bramcote, before taking a right hand turn after passing the "Welcome to Bramcote" sign onto Valmont Road. At the "T" junction, turn right and continue along Valmont Road around the bend and the property can be found on the right hand corner, identified by our For Sale board.





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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