



Marshall Drive  
Bramcote, Nottingham NG9 3LD

**£365,000 Freehold**

AN EXTENDED TRADITIONAL BAY  
FRONTED THREE BEDROOM DETACHED  
FAMILY HOME.



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Situated within this highly regarded residential suburb, great for families and commuters alike, schools for all ages are within walking distance, as are large open spaces including Bramcote Park and Leisure Centre. There are also regular bus services within walking distance and the A52 for Nottingham/Derby and Junction 25 of the M1 motorway is a minutes drive away. The property is also conveniently placed for Beeston town centre, Nottingham University and QMC.

The property itself is particularly well presented and offered for sale in a 'ready to move into' condition. It benefits from a ground floor extension to the rear elevation which provides enhanced living accommodation which comprises entrance hall, cloaks/WC, lounge diner (original two reception rooms) now partially open to provide a great space. There is a separate garden room which connects through from the dining area and extended fitted kitchen.

Rising to the first floor, the landing provides access to three well proportioned bedrooms and contemporary family bathroom. The property is double glazed throughout and has gas fired central heating served from a combination boiler which has been serviced.

A driveway provides off-street parking and leads to an enclosed carport with up and over door to the front. The rear gardens are attractively landscaped and generous in size. There is a good sized patio accessible from the garden room. At the foot of the plot, there is a further paved area offering a private place to unwind, relax and great for alfresco dining.

We are experiencing particularly strong demand for this type of property and location so therefore we recommend an early internal viewing to avoid disappointment.



#### ENTRANCE HALL

Composite front entrance door with double glazed windows. Stairs to the first floor with under stair closet.

#### CLOAKS/WC

Incorporating a two piece suite comprising wash hand basin and low flush WC. Radiator, double glazed window.

#### LOUNGE AREA

14'2" x 12'0" (4.32 x 3.68)

Feature living flame gas fire with surround having inset lighting. Radiator, double glazed bay window to the front and archway to the dining area.

#### DINING AREA

12'0" x 10'11" (3.68 x 3.34)

Radiator, double glazed windows and door to garden room.

#### GARDEN ROOM

11'0" x 10'2" (3.37 x 3.11)

Radiator, double glazed windows and French doors opening to the rear garden. Opening to the kitchen.

#### KITCHEN

20'4" x 6'10" (6.2 x 2.09)

Incorporating a comprehensive fitted range of wall, base and draw units with contrasting work surfacing and inset composite single bowl sink unit with single drainer. Built-in electric oven, electric hob and extractor hood over. Plumbing and space for washing machine and dishwasher. Under-counter space for fridge and freezer. Double glazed windows to the side and rear.

#### FIRST FLOOR LANDING

Double glazed window and hatch ladder to panelled and floored attic space with light and power, and Velux double glazed roof window.

#### BEDROOM ONE

11'11" x 10'11" (3.63m x 3.33m )

Fitted sliding door wardrobes to one wall, radiator, double glazed window to the rear. (Size is less wardrobes)

#### BEDROOM TWO

13'9" x 11'0" (4.2 x 3.36 )

Radiator, double glazed bay window to the front. (Size is reducing to 2.88m/9'5")

#### BEDROOM THREE

8'10" x 8'2" (2.7 x 2.5)

Fitted cupboard with shelving, radiator, double glazed window to the front.

#### FAMILY BATHROOM

8'4" x 6'10" (2.55 x 2.09)

Incorporating a modern contemporary three piece suite comprising wash hand basin with vanity unit, low flush WC and feature bathtub with central tap and thermostatic controlled drench shower over with shower screen. Cupboard to match the vanity units housing wall mounted gas combination boiler (for central heating and hot water). Tiling to walls, radiator, double glazed window.

#### OUTSIDE

The property has a walled-in front garden, gravelled with an ornamental tree. Gated pedestrian access leading to the front door. Driveway providing off-street parking which in turn leads to an enclosed carport with up and over door, double glazed window and door to the rear garden. The rear garden is enclosed and of generous size, attractively landscaped with gently tiering having a large raised block paved patio, two steps leading to a slightly lower garden with gravel beds inset with ornamental trees and shrubs. There is a garden section laid to lawn, further bedding and a pathway leading to the lower section of the garden which includes a block paved seating area, garden shed and further paved hard standing area suitable for a greenhouse.

#### DIRECTIONAL NOTE

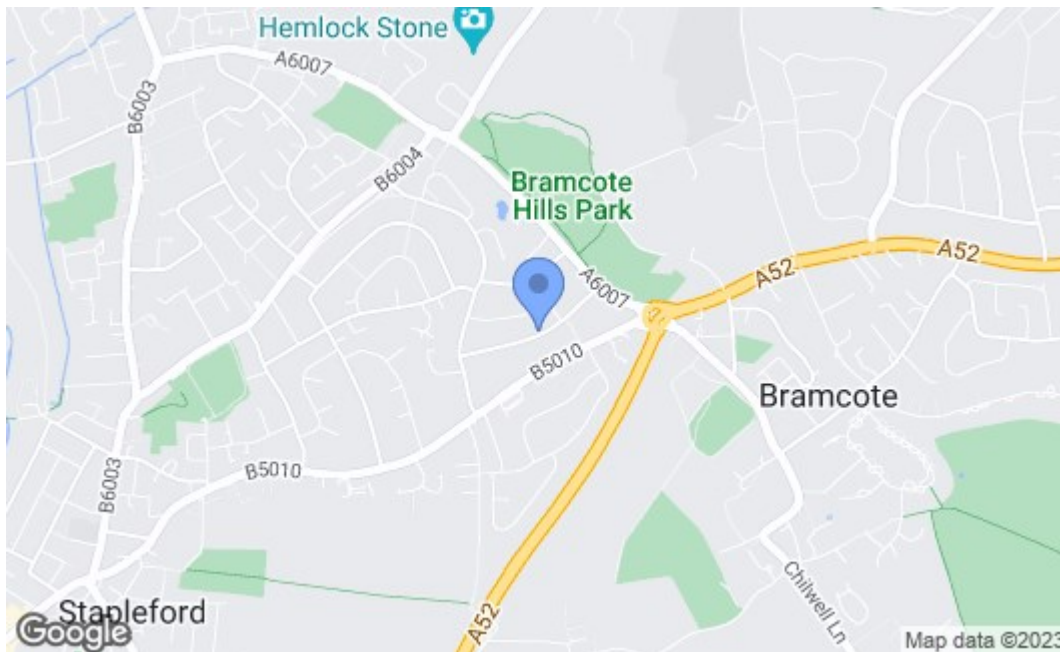
From the A52 traffic light junction in Bramcote, at the Sherwin Arms proceed towards Ilkeston on the A6007 Ilkeston Road. With Bramcote Park on your right, take the first left onto Marshall Drive. The property can be found on the right hand side.

Ref: 7677PS





Whilst 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 not be used as such for 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 Metrepro C2022



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			79
(69-80) C			
(55-68) D		52	
(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	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>		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	

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.