



Park Road
Bramcote, Nottingham NG9 3LA

£299,950 Freehold

A TRADITIONAL DOUBLE FRONTED TWO
BEDROOM DETACHED BUNGALOW.



ROBERT ELLIS ARE DELIGHTED TO BRING TO THE MARKET WITH NO UPWARD CHAIN THIS TRADITIONAL DOUBLE FRONTED TWO DOUBLE BEDROOM DETACHED BUNGALOW SITUATED WITHIN THIS POPULAR AND ESTABLISHED RESIDENTIAL LOCATION.

With accommodation on one level comprising a central entrance hallway, front living room, two bedrooms (one is currently being used as a sitting/dining room), kitchen, conservatory and bathroom.

Other benefits to the property include gas fired central heating, double glazing, off-street parking, side garage and enclosed garden space to the rear.

The property sits favourably within this popular and established residential location within easy reach of good transport links such as the A52 for Nottingham/Derby, Junction 25 of the M1 motorway and the Nottingham Electric Tram terminus situated at Bardills roundabout.

There is also easy access to the nearby open spaces of Bramcote Park, Hemlock Stone and Ilkeston Recreational Field, good nearby schooling (if required) and to the shops/services within the nearby towns of Stapleford and Beeston.

We highly recommend an internal viewing.



ENTRANCE HALL

13'10" x 3'11" (4.22 x 1.20)

uPVC panel and double glazed front entrance door, radiator and internal doors to both bedrooms, bathroom, kitchen and living room. Spotlights and coving.

LIVING ROOM

12'4" x 11'11" (3.78 x 3.64)

Georgian-style double glazed window to the front with fitted blinds, radiator, media point, spotlights, coving and Adam-style fire surround incorporating marble insert and hearth housing a coal-effect fire.

BEDROOM ONE

12'4" x 10'11" (3.78 x 3.33)

Double glazed window to the rear, radiator and coving.

BEDROOM TWO

12'4" x 10'10" (3.76 x 3.32)

Georgian-style double glazed window to the front with fitted blinds, radiator and coving.

SHOWER ROOM

7'9" x 5'10" (2.38 x 1.80)

Three piece suite comprising walk-in shower area with inset drain, electric shower and anti-slip flooring, wash hand basin and push flush WC. Partial wall tiling, double glazed window to the rear, radiator and wall mounted mirror-fronted bathroom cabinet.

KITCHEN

12'0" x 11'8" (3.66 x 3.58)

Equipped with a matching range of fitted base and wall storage cupboards with roll top work surfaces incorporating inset single sink and draining board with central mixer tap and tiled splashbacks, fitted counter-level four ring gas hob with extractor over and oven beneath, plumbing for washing machine, space for breakfast table and chairs, ceiling light, space for full height fridge/freezer, coving, double glazed window to the rear, uPVC panel and double glazed exit door to conservatory and radiator.

CONSERVATORY

11'1" x 9'6" (3.39 x 2.91)

Brick and double glazed construction with pitched roof and uPVC and double glazed exit door to garden.

OUTSIDE

To the front of the property there is a block paved driveway providing off-street parking, access to the garage and matching pathway to front entrance door. Planted array of flowerbeds housing a variety of mature bushes and shrubbery.

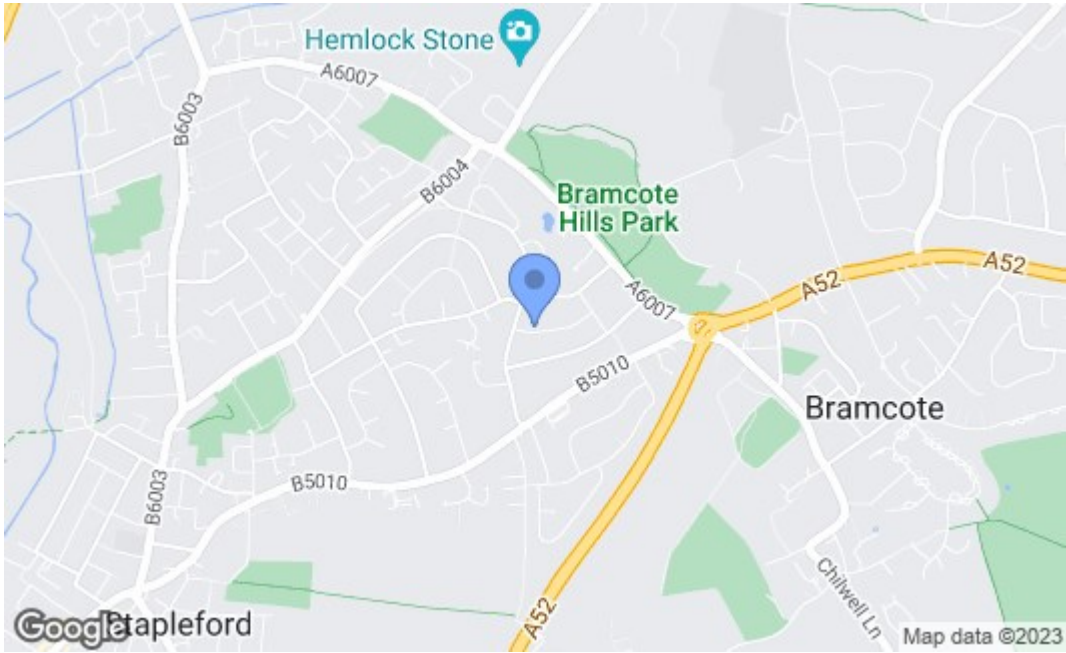
REAR GARDEN

Enclosed predominantly by timber fencing with concrete posts and gravel boards with a shaped lawn section, planted flowerbeds and borders housing a variety of specimen bushes and shrubbery. Personal access door into the garage and pedestrian gated access leading back round to the front.

DIRECTIONAL NOTE

From our Stapleford branch on Derby Road, proceed to the Roach traffic lights and continue straight over onto Nottingham Road. Continue along as if heading in the direction of Bramcote before taking an eventual left hand turn onto Ewe Lamb Lane. Look for and take the second right hand turn opposite the allotments onto Park Road and the property can be found on the left hand side identified by our For Sale board. Ref. 7609NH





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	42	
(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.