

# Robert Ellis

*look no further...*



Park Road  
Bramcote, Nottingham NG9 3LA

EXTENDED 4 BEDROOM DETACHED  
HOME IN BRAMCOTE

**Offers In The Region Of**

£475,000 - £500,000

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Situated on Park Road in Bramcote, this extended property offers the perfect blend of comfort and space that every family needs.

The layout includes two inviting reception rooms, conservatory, and kitchen, providing ample space for relaxation and entertaining guests. Rising to the first floor are four well-proportioned bedrooms, the main bedroom having an en-suite, and family bathroom, making this property ideal for anyone seeking a welcoming, forever home.

Outside the property to the front is a driveway with ample off street parking for one car standing. The enclosed rear garden is primarily lawned with a newly built garage.

Positioned within walking distance of Bramcote Park, this property is ideally placed for access to a wide range of local amenities including shops, schools, public houses, healthcare facilities and transport links. There is also the advantage of commuting roads such as the M1 and the A52 close by.

Having been a well loved family home for a number of years, this lovely property is offered to the market with the benefit of gas central heating, UPVC double glazing throughout, and is well worthy of an early internal viewing.



### Entrance Hall

Composite door through to a carpeted entrance hall, with radiator and access to a useful understairs storage cupboard.

### Living Room

12'0" x 12'9" (3.68m x 3.91m)

A delightful reception room, with Parquet flooring, radiator, gas fire, and UPVC double glazed bay window with fitted shutters to the front aspect.

### Dining Room

10'10" x 23'3" (3.31m x 7.10m)

An extended reception room, with carpet flooring, gas fire, two radiators and integral French doors to the conservatory.

### Conservatory

10'4" x 10'10" (3.17m x 3.32m)

A bright and airy room, with carpet flooring, radiator and UPVC double glazed windows and French doors out to the rear garden.

### Kitchen

6'8" x 19'6" (2.05m x 5.96m)

A range of wall and base units with work surfacing over and tiled splashbacks, sink with drainer and mixer tap. Space and fittings for freestanding appliances to include five ring gas cooker with extractor fan above and fridge freezer, UPVC double glazed window to the side aspect and French doors to the rear garden.

### First Floor Landing

A carpeted landing space, with radiator, UPVC double glazed window to the side aspect and access to the loft hatch.

### Bedroom One

12'7" x 8'11" (3.84m x 2.72m)

A carpeted double bedroom, with radiator and two UPVC double glazed windows to the rear aspect.

### En-suite

Incorporating a three-piece suite comprising walk in electric power shower, low flush WC and wash hand basin,

heated towel rail, and UPVC double glazed window to the side aspect.

### Bedroom Two

12'1" x 12'11" (3.70m x 3.94m)

A carpeted double bedroom, with radiator and UPVC double glazed bay window with fitted shutters to the front aspect.

### Bedroom Three

7'10" x 13'5" (2.39m x 4.09m)

A carpeted double bedroom, with radiator, fitted wardrobes and two UPVC double glazed windows to the side aspect.

### Bedroom Four

5'11" x 5'8" (1.82m x 1.73m)

A single bedroom, with laminate flooring, radiator and UPVC double glazed window with fitted shutters to the front aspect.

### Bathroom

Incorporating a two-piece suite comprising bath with shower tap fittings and wash hand basin, fully tiled walls, heated towel rail and UPVC double glazed window to the side aspect.

### WC

Low flush WC and UPVC double glazed window to the side aspect.

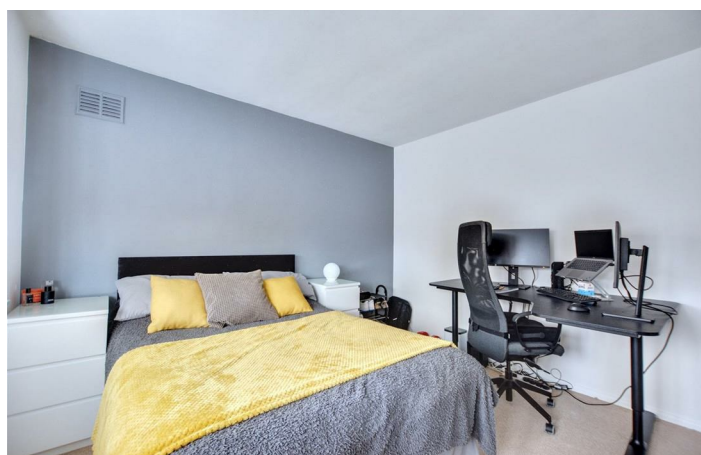
### Outside

To the front of the property is a walled frontage with lawned space and driveway with ample off street parking leading to the gated side access. The enclosed rear garden is primarily lawned with a paved seating area and fenced boundaries.

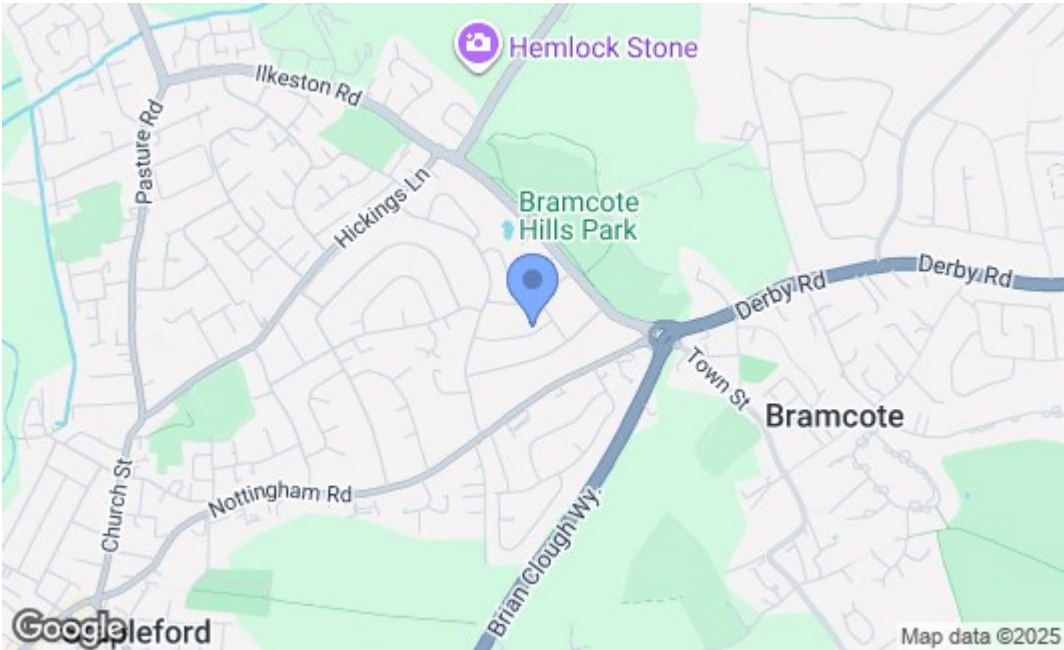
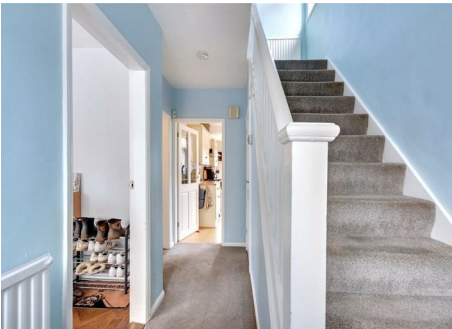
### Garage

7'9" x 15'6" (2.37m x 4.74m)

Up and over door to the garage with power and light fittings.







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		
	57	74
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) 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		
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.