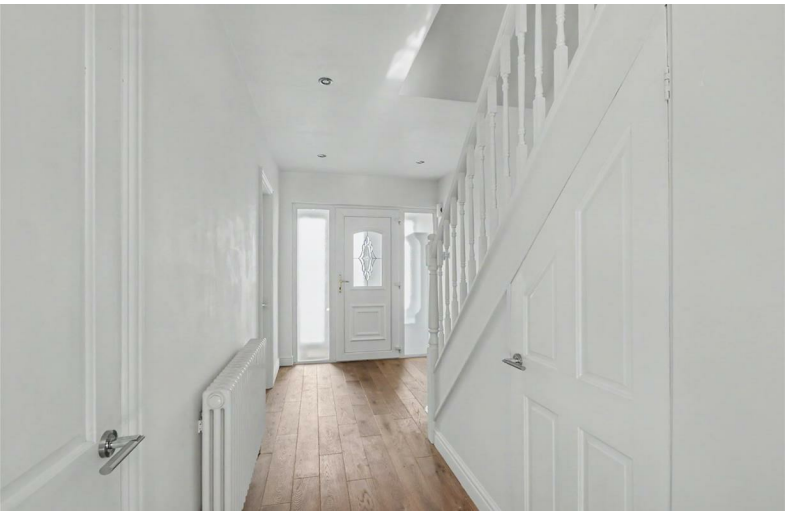
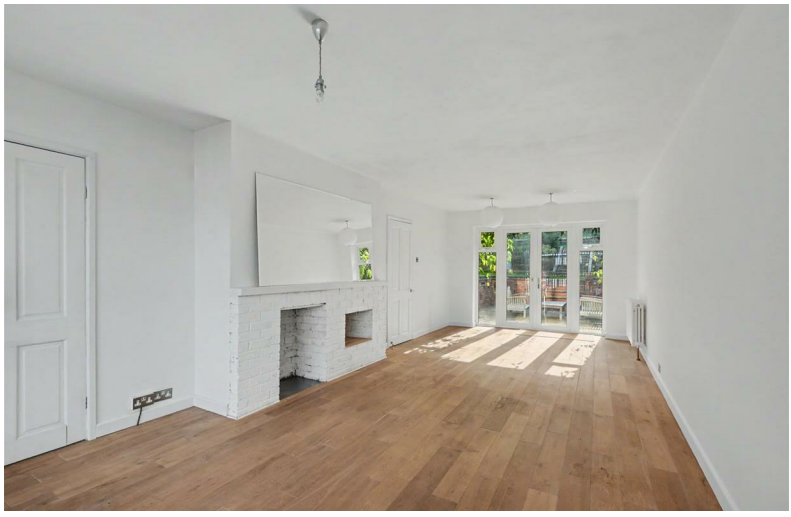
Robert Ellis

look no further. . .







Russley Road
Bramcote, Nottingham NG9 3JE

AN EXTENDED FOUR DOUBLE BEDROOM
DETACHED FAMILY HOME.

£465,000 Freehold



We have great pleasure in offering for sale this extended four double bedroom detached family home.

Situated in this highly regarded residential suburb, this property comes to the market in a ready to move into condition with NO UPWARD CHAIN.

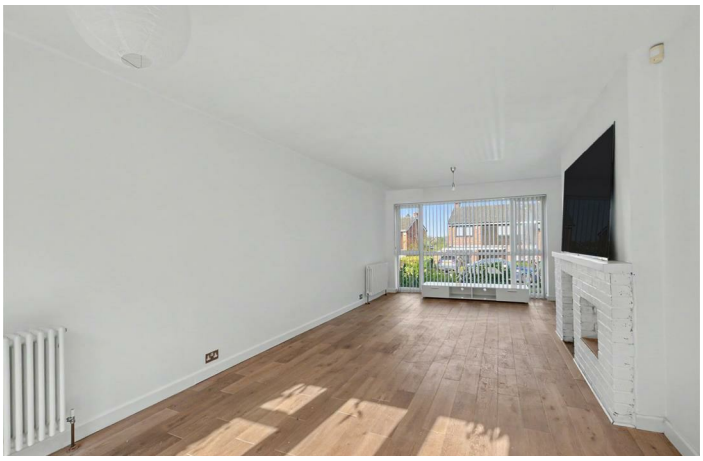
This property enjoys many features including an en-suite shower room to the principal bedroom, contemporary family bathroom with wet room area, gas fired central heating and double glazing throughout.

Additional features include a ground floor study (great for those who work from home but could equally be used as a second sitting room or child's playroom, etc.), there is a cloaks/WC to the ground floor. A light and airy lounge diner has twin aspects and there is a modern fitted kitchen with breakfast bar.

The property is situated on a larger than average garden plot of approximately 0.13 of an acre which provides ample off-street parking to the front and large rear gardens which are tiered over four levels. There is a single garage which is currently used as a workshop.

Bramcote is a well known and 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 a leisure centre. Within walking distance is a regular bus service, Post Office and convenience store, doctors and dentist. The nearby town of Beeston offers a large variety of shops and facilities, as well as a fantastic evening economy and good transport links with tram, bus and rail. A short drive away can be found the A52 which links Nottingham and Derby, as well as Junction 25 of the M1 motorway, with East Midlands Airport around 20 minutes drive away.

Offering a contemporary feel both inside and out, this property would suit growing families and internal viewing is recommended.





ENTRANCE PORCH
Composite double glazed front entrance door, full height double glazed window. uPVC double glazed window and door leading to the hallway.

HALLWAY
14'11" x 6'11" (4.57 x 2.11)
A welcoming, spacious hallway with stairs to the first floor with wood spindle balustrade and ornamental stair rods. Understairs store cupboard. Radiator, doors to cloaks/WC, lounge diner and breakfast kitchen.

LOUNGE DINER
25'7" x 12'0" reducing to 11'0" (7.8 x 3.68 reducing to 3.37)
Two radiators, double glazed picture window to the front, double glazed French doors and side windows to the rear. Door to breakfast kitchen.

BREAKFAST KITCHEN
13'10" x 7'9" (4.24 x 2.38)
Range of modern fitted handle-free wall, base and drawer units, with wood block work surfacing and inset one and a half bowl stainless steel sink unit with single drainer with mixer taps and rinse tap. Built-in Smeg electric oven, gas five ring hob and extractor hood over. Integrated dishwasher, space for fridge/freezer. Breakfast bar, walk-in pantry, double glazed window to the rear. Archway leading to rear lobby.

REAR LOBBY
Doors to study/home office, garage and cloaks/WC.

CLOAKS/WC
Housing a two piece suite comprising wash hand basin with vanity unit and low flush WC. Radiator, double glazed window.

STUDY/HOME OFFICE
10'0" x 8'4" (3.06 x 2.55)
A versatile space ideal for those looking to work from home, as well as a playroom, snug, etc. Radiator, double glazed French doors opening to the rear garden.

FIRST FLOOR LANDING
A split landing providing access to the bedrooms and bathroom. Hatch and ladder to partially boarded loft.

BEDROOM ONE
14'0" x 12'1" (4.28 x 3.70)
Radiator, double glazed window to the front, door to en-suite.

EN-SUITE
6'9" x 9'10" (2.08 x 3)
A spacious shower room facility with floating wash hand basin, low flush WC, walk-in shower area with low profile shower tray, shower screen and thermostatically controlled shower. Tiling to walls, radiator, double glazed window.

BEDROOM TWO
11'6" x 11'1" (3.52 x 3.40)
Currently used as a dressing room to the principal bedroom and designed with contemporary industrial apartment look with some exposed brickwork, hanging rails, shelving and drawer units. Radiator, double glazed window to the rear.

BEDROOM THREE
10'0" x 8'5" (3.06 x 2.57)
Built-in wardrobe and closet, radiator, double glazed window to the front.

BEDROOM FOUR
8'3" x 8'4" (2.53 x 2.56)
Built-in wardrobe, radiator, double glazed window to the rear.

FAMILY BATHROOM
7'10" x 8'6" (2.4 x 2.61)
A contemporary space with floating wash hand basin, bathtub with swan-neck central mixer tap, handheld shower rose, low flush WC and wet room area with inset ceiling mounted drench shower rose. Inset speakers to the ceiling, contemporary tiling to the walls, heated towel rail, double glazed window.

OUTSIDE
The property is set back from the road in a slightly elevated position with front garden laid to lawn with raised sleeper beds. A coloured pattern concrete court provides parking for two vehicles and leads to the garage. There is gated access to one side of the property leading to the rear garden. There is a large patio and entertaining area with outside lighting, power and cold water tap. A retaining wall and steps leads to the remaining tiers of the garden. To the first there is a section laid to lawn with sleeper beds and steps leading to the next tier which is laid to lawn, and two further steps leads to the top tier which is laid to lawn with a greenhouse and standing (which may be available subject to negotiation). To the far side of the property there is an area laid to deck offering a useful storage area and there is an attached timber garden shed for storage.

GARAGE
17'9" x 8'6" (5.42 x 2.61)
Previously used as a workshop with light and power, sink with hot/cold running water, utility area with washing machine (new) and tumble dryer (both included within sale), up and over door to the front, uPVC double glazed window to the side, door leading to the rear garden.



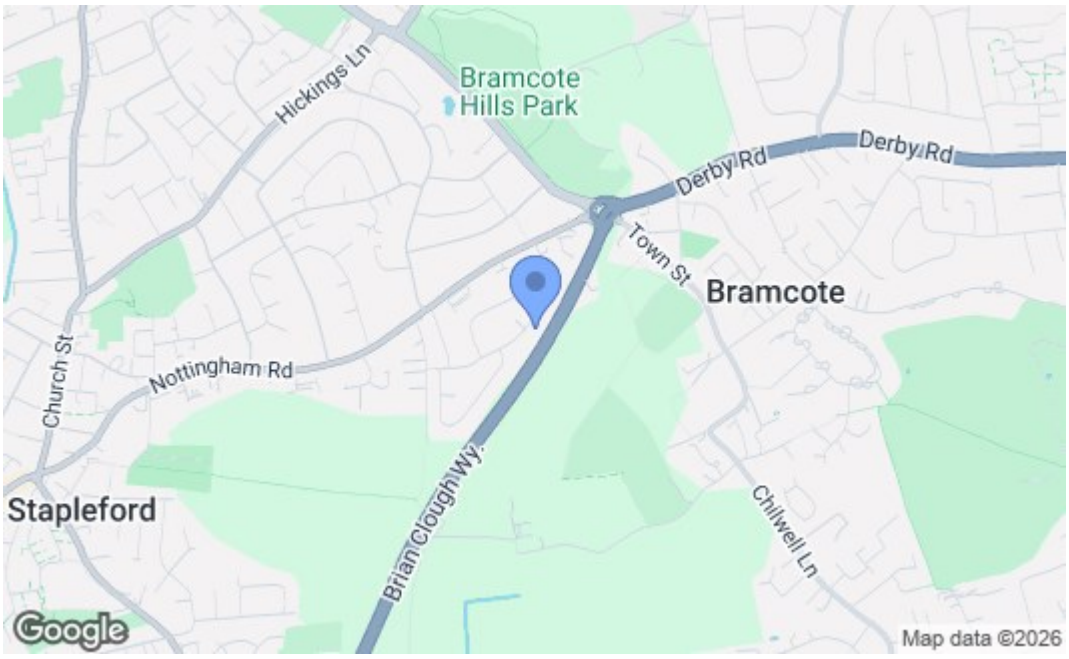


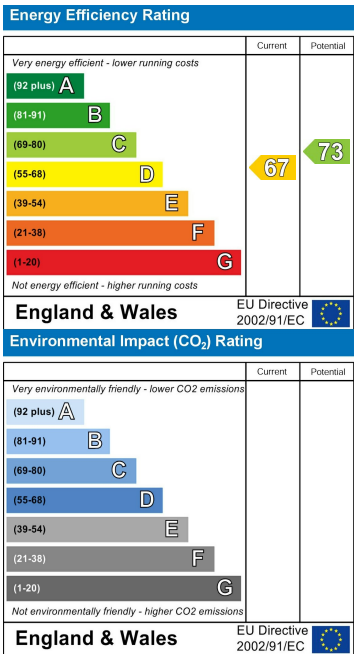












These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

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