Robert Ellis

look no further...

Codling Close
Bramcote, Nottingham NG9 3TJ

A NEW BUILD, FOUR BEDROOM DETACHED HOUSE WITH TWO PARKING SPACES, SINGLE GARAGE, IN READY TO MOVE INTO CONDITION.

£470,000 Freehold

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OPEN DAY THURSDAY 27TH AUG 12-7PM

A NEW BUILD, FOUR BEDROOM DETACHED HOUSE WITH TWO PARKING SPACES, SINGLE GARAGE, IN READY TO MOVE INTO CONDITION.

STAMP DUTY PAID £14,500 OR PART EXCHANGE CONSIDERED SUBJECT TO TERMS - TURN KEY PROPERTY FITTED WITH FLOORING AND ALL ADDED UPGRADES IN THE HOME.

Robert Ellis are delighted to bring to the market, on behalf of Keepmoat Homes, this new build, ready to move in to four bedroom detached family home located within their Sherwin Gardens development at Coventry Lane in Bramcote.

With accommodation over two floors comprising an entrance hall, ground floor w.c., living room, study and dining kitchen to the ground floor. The first floor landing provides access to four bedrooms with the principal bedroom benefiting from en-suite facilities and a family bathroom suite.

Other benefits to the property include gas central heating from a combi boiler, double glazing, off street parking, single garage and enclosed, walled garden to the rear.

The property also benefits from EV charging point, solar panels, integrated kitchen appliances, full floor coverings, with the piece of mind guarantee of a 2 years builders warranty alongside a 10 year NHBC warranty.

As previously mentioned, the property is located within their Sherwin Gardens, Coventry Lane development which is well placed to gain access to the A52 for Nottingham and Derby, the M1 J25 motorway, easy access to the Nottingham ring road which provides access to the Nottingham City and Queens Medical Centre hospitals and the Nottingham Electric Tram terminus situated at Bardill's roundabout. There is also easy access to a vast array of nearby schooling for all ages and ample outdoor countryside space including that of the Hemlock Stone and Bramcote Hills Park.

There is also easy access to a vast array of nearby shopping facilities within the neighbouring towns of Stapleford, Beeston and Wollaton and we believe the property itself, which we would certainly class as turn key, would make an ideal long term family home and we would therefore highly recommend an internal viewing.

Entrance Hall
14'7" x 7'4" approx (4.45m x 2.25m approx)
Feature composite and double glazed front entrance door, useful cloaks storage cupboard housing the media points, radiator, double glazed window to the rear, doors to lounge, cloaks/w.c. and kitchen diner.

Cloaks/w.c.
5'1" x 3'4" (1.57 x 1.02)
Modern white two piece suite comprising of a push flush w.c. and sink unit with mixer tap and tile splashback.

Lounge
16'5" x 12'6" (5.02 x 3.83)
Double glazed window to the front, radiator, media points and double glazed French doors opening out to the rear garden patio.

Study
11'1" x 8'7" (3.39 x 2.64)
Double glazed windows to both the front and side, both with fitted blinds, spotlights and laminate style vinyl flooring.

Kitchen Diner
20'1" x 12'2" (6.14 x 3.73)
The kitchen area comprises a matching range of fitted base and wall storage cupboards and drawers with laminate style roll top work surfaces and matching upstands incorporating a 1½ bowl sink unit with drainer and central swan neck style mixer tap. Integrated appliances include fridge freezer, dishwasher, ceramic hob with extractor over and oven beneath. Ample space for a dining table and chairs, double glazed windows to the side with fitted blinds, spotlights, UPVC panel and double glazed French doors opening to the rear garden patio.

First Floor Landing
Two double glazed windows to the rear overlooking the garden, radiator, useful storage closet, loft access point to an insulated loft space and boiler cupboard housing the gas central heating combi boiler alongside the electric consumer box.

Bedroom 1
16'9" x 10'7" x 11'9" (5.12 x 3.25 x 3.59)
Double glazed windows to both sides and radiator. Door to:

En-Suite
8'5" x 4'3" (2.58 x 1.32)
A modern white three piece suite comprising of a separate shower cubicle with glass screen/sliding shower door with mains ran shower, push flush w.c. and wash hand basin with mixer tap having tiled splashbacks, extractor fan and ladder towel radiator.

Bedroom 2
11'3" x 8'3" (3.45 x 2.52)
Double glazed window to the front, radiator and useful top of the stairs fitted cupboard.

Bedroom 3
11'4" x 8'5" (3.46 x 2.57)
Double glazed window to the front and radiator.

Bedroom 4
8'8" x 8'11" (2.65 x 2.73)
Double glazed window to the front and radiator.

Bathroom
6'8" x 5'6" (2.04 x 1.68)
A modern white three piece suite comprising of a panel bath with glass shower screen and electric shower over, push flus w.c. and wash hand basin with mixer tap having a tiled splashback. Double glazed window, ladder style radiator, spotlights and extractor fan.

Outside
To the front of the property there is a pathway leading to the front entrance door and access to the driveway down the left hand side of the property which provides off street parking and access to the garage and pedestrian access into the rear garden.

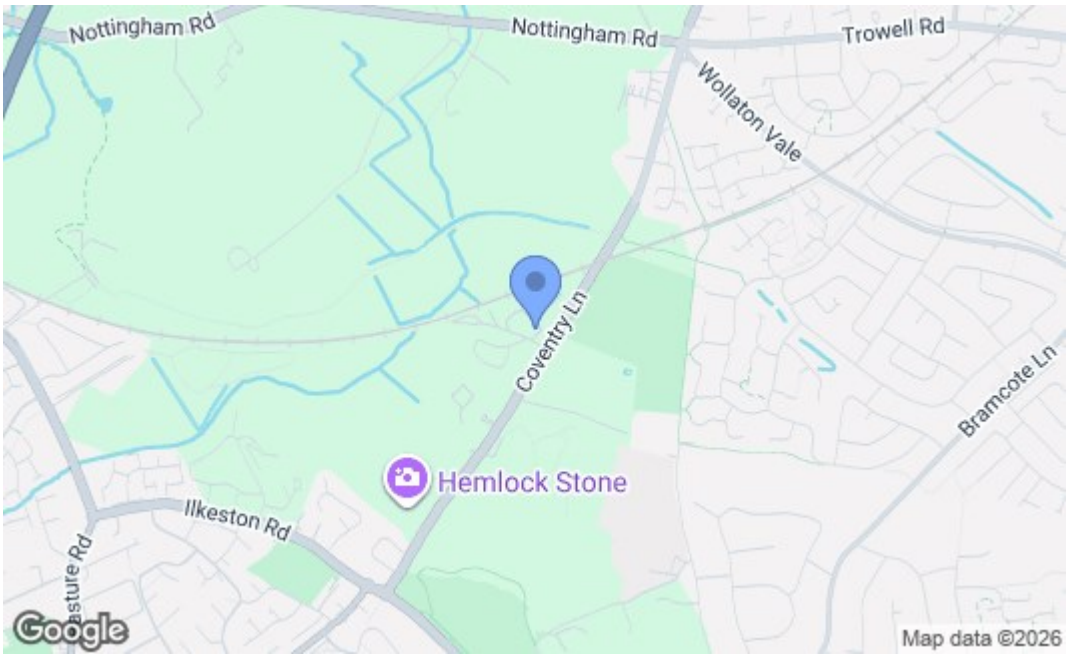
The rear garden is predominantly lawned, enclosed by a brick wall to the boundary line with a paved patio seating area and pathway leading via a pedestrian gate onto the driveway.

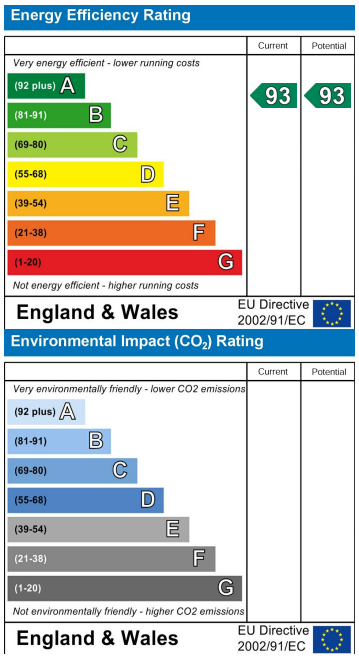
Garage
Brick built garage with pitched and tiled roof, up and over door to the front and parking space adjacent.

Directions
Proceed away from Stapleford in the direction of Bramcote. Upon reaching the Ilkeston road roundabout continue onto Coventry Lane, as if heading in the direction of Trowell and Wollaton. Take a left hand turn into the Keepmoat development and veer right, the show home and sales office can then be found on the left hand side.

Agents Notes
It is understood the property will be subject to an annual service charge fee for maintenance of the generic area £254 plus VAT paid on an annual basis. Please check with your solicitor prior to completion for the correct and up to date figure.

Agents Note
Some of the internal images have virtual staging to give an impression of how to furnish the property.





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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