Robert Ellis

look no further. . .

Bramble Court
Sandiacre, Nottingham NG10 5QU

A DOUBLE FRONTED THREE BEDROOM
SEMI DETACHED HOUSE.

£247,000 Freehold

ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET FOR THE FIRST TIME SINCE CONSTRCTION IN 2009 THIS WESTERMAN HOMES DOUBLE FRONTED THREE BEDROOM TWO BATHROOM THREE TOILETS SEMI DETACHED HOUSE SITUATED WITHIN THIS FAVOURED AND ESTABLISHED RESIDENTIAL LOCATION.

With accommodation over two floors, the ground floor comprises entrance hall, ground floor WC, dual aspect lounge, kitchen/diner and utility room. The first floor landing then provides access to three bedrooms (en-suite to master) and family bathroom suite.

The property also benefits from electric heating, uPVC double glazing, off-street parking, enclosed garden and slightly larger than average garage with up and over door. NO UPWARD CHAIN.

The property sits favourably within this established residential cul de sac location in Sandiacre within easy reach of excellent nearby schooling for all ages. There is also easy access to good road transport networks such as the A52 for Nottingham/Derby, Junction 25 of the M1 motorway and the Nottingham electric tram terminus situated at Bardills roundabout.

We believe that the property would make an ideal first time buy or young family home and we highly recommend an internal viewing.

HALL
7'3" x 5'9" (2.21 x 1.77)
Panel and double glazed stained glass front entrance door, staircase rising to the first floor, doors to kitchen and living room, laminate flooring and door to WC.

WC
5'1" x 2'9" (1.57 x 0.84)
Two piece suite comprising push flush hidden cistern WC and wash hand basin with tiled splashbacks. Wall mounted bathroom cupboard and extractor fan.

KITCHEN/DINER
17'1" x 9'0" (5.22 x 2.76)
Equipped with a matching range of fitted base and wall storage cupboards with roll top work surfaces incorporating single sink and drainer with central mixer tap and tiled splashbacks. In-built counter level hob with extractor over and oven beneath, plumbing for dishwasher and space for full height fridge/freezer, ample space for dining table and chairs, dual aspect double glazed windows to the front and rear (both with fitted roller blinds), Dimplex wall mounted storage heater, tiled floor and access to the utility room.

UTILITY ROOM
5'9" x 5'6" (1.77 x 1.70)
Access into the rear garden, continuation of the tile flooring, plumbing for the washing machine and space for further kitchen storage cabinets.

DUAL ASPECT LOUNGE
17'5" x 9'9" (5.32 x 2.98)
Double glazed window to the front (with fitted roller blind), uPVC double glazed French doors opening out to the rear garden, matching to the hallway laminate flooring, media points and wall mounted Dimplex storage heater.

FIRST FLOOR LANDING
Doors to all bedrooms and bathroom. Double glazed window to the rear (with fitted blinds) and Dimplex wall mounted heater.

BEDROOM ONE
13'1" x 12'0" (4.01 x 3.66)
Double glazed window to the front (with fitted blinds), Dimplex wall mounted heater and door to en-suite.

EN-SUITE
4'11" x 4'10" (1.50 x 1.48)
Modern and recently replaced three piece suite comprising tiled and enclosed corner shower cubicle with dual attachment mains shower over, wash hand basin with mixer tap and storage cabinets beneath, push flush WC. Double glazed window to the front (with fitted roller blind), chrome heated ladder towel radiator and extractor fan.

BEDROOM TWO
12'0" x 9'0" (3.67 x 2.75)
Double glazed window to the front (with fitted roller blind), Dimplex wall mounted storage heater, useful overstairs storage cupboard which also houses the hot water cylinder and loft access point to a partially boarded, lit and insulated loft space.

BEDROOM THREE
9'4" x 7'1" (2.86 x 2.18)
Double glazed window to the rear (with fitted blinds) and wall mounted Dimplex heater.

BATHROOM
7'0" x 5'8" (2.15 x 1.73)
Modern white three piece suite comprising panel bath with glass shower screen, mixer tap and shower attachment over, wash hand basin with tiled splashbacks, push flush WC. Double glazed window to the front (with fitted roller blind), electric towel radiator and extractor fan.

OUTSIDE
To the front of the property there is a shaped boundary line with front lawn and pathway to front entrance door. To the right hand side of the property this leads to the off-street parking, access to the garage and gated pedestrian access leading into the rear garden.

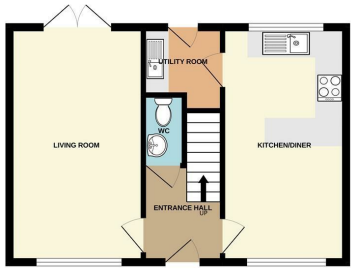
REAR GARDEN
Enclosed by timber fencing to the boundary line and consists of a paved patio seating area (ideal for entertaining). This then leads onto a lawn section with gravel borders housing a variety of bushes and shrubbery. Within the garden there is a good size 12ft timber storage shed, external lighting point and water tap, gated pedestrian access to the driveway and garage area.

DRIVEWAY/GARAGE
Up to two car spaces in front of the garage (depending on size of car) leading to the garage with up and over door and mezzanine loft storage area.

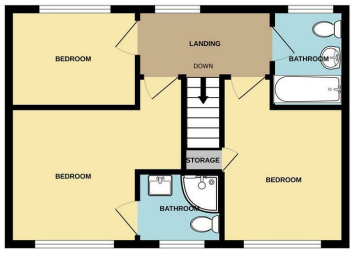
DIRECTIONAL NOTE
From our Stapleford Branch on Derby Road, proceed in the direction of Sandiacre crossing the bridge onto Station Road. Look for and take an eventual right hand turn onto Regent Street and follow the bend in the road to the left. Take a left hand turn into the cul de sac of Bramble Court and the property can be found straight ahead, identified by our For Sale board.

Ref: 7768NH

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, 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 be used as such by 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.
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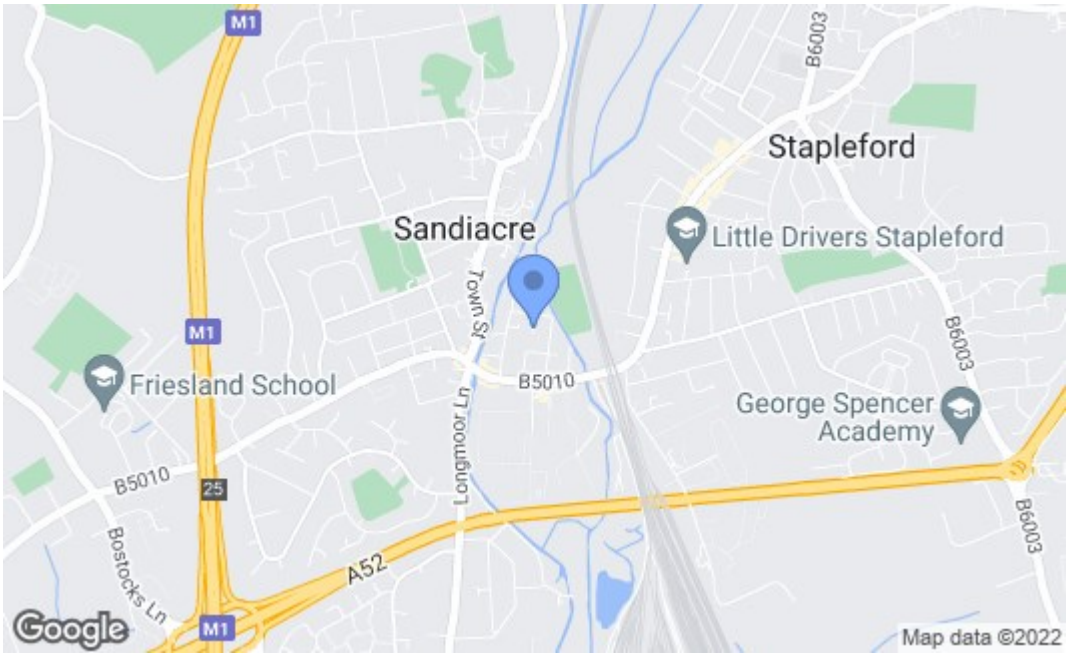

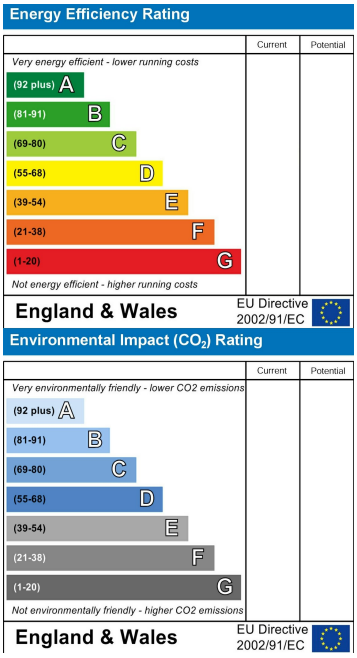

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