Robert Ellis

look no further. . .

Park Road

Bramcote, Nottingham NG9 3LA

A TRADITIONAL BAY FRONTED THREE BEDROOM DETACHED HOUSE.

£325,000 Freehold

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ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET THIS EXTREMELY WELL MAINTAINED & RECENTLY UPDATED TRADITIONAL BAY FRONTED THREE BEDROOM DETACHED PROPERTY SITUATED IN THIS POPULAR AND ESTABLISHED RESIDENTIAL LOCATION.

Positioned moments from Bramcote Hills Park, this property is ideally placed to access a wide range of local amenities, including nearby shops, services and popular schooling for all ages in the neighbouring towns of Stapleford and Beeston. Also nearby are healthcare facilities, good transport links and a public house.

This spacious, bright and airy property could be considered as an ideal opportunity for a wide variety of buyers, including growing families. Since January, the property has has all new flooring, all new blinds, all new internal doors and a new 'Bosch' hob.

In brief, the accommodation is split over two floors, the ground floor comprises entrance hall, bay fronted dining/reception room, rear living room, kitchen and conservatory/utility room. The first floor landing then provides access to three bedrooms and a separate WC.

Outside, to the front there is a paved driveway providing off-street parking, as well as access leading down the left hand side of the property through secure gates to a detached garage (with the benefit of power and lighting). The enclosed rear garden is split into various sections with a lawn and a variety of planted flowerbeds and shrubbery.

We highly recommend an internal viewing.

ENTRANCE HALL
14'4" x 5'11" (4.39 x 1.82)
UPVC double glazed front entrance door, useful understairs storage space, meter cupboard, double glazed window to the side (with fitted blinds), staircase rising to the first floor.

DINING ROOM
12'9" x 12'0" (3.90 x 3.68)
Laminate flooring, radiator, uPVC double glazed window to the front (with fitted blinds), coving, decorative ceiling rose.

LIVING ROOM
13'11" x 11'1" (4.25 x 3.39)
A freshly carpeted reception room with radiator, electric fire and surround, uPVC double glazed sliding patio doors opening out to the rear garden, coving.

KITCHEN
10'5" x 6'11" (3.19 x 2.12)
The kitchen is equipped with a range of matching fitted wall and base units with roll top work surfacing incorporating tiled splashbacks, induction hob, sink with drainer and mixer tap, integrated electric oven. Space for freestanding appliances, including fridge/freezer, washing machine, dishwasher and tumble dryer space. Laminate flooring, double glazed window to the side, uPVC double glazed door opening out to the rear utility/conservatory. Wall mounted industrial-effect shelving.

UTILITY ROOM/CONSERVATORY
8'9" x 7'2" (2.69 x 2.19)
Tiled flooring, wall mounted boiler, uPVC double glazed doors opening out to the rear garden, decorative panelling, exposed brickwork, double glazed windows to the side and rear (with fitted roller blinds).

FIRST FLOOR LANDING
Carpeted landing with uPVC double glazed window to the side (with fitted blinds), loft access point with ladders to a partially boarded and lit loft space. Doors to bedrooms, bathroom and WC.

BEDROOM ONE
13'6" x 11'3" (4.14 x 3.43)
A carpeted double bedroom with radiator, uPVC double glazed window to the rear, coving, wall light points.

BEDROOM TWO
12'11" x 12'2" (3.94 x 3.71)
Carpeted double bedroom with radiator, coving, fitted wardrobes, uPVC double glazed window to the front (with fitted blinds), wall light points.

BEDROOM THREE
8'6" x 5'8" (2.61 x 1.75)
A carpeted bedroom with radiator, uPVC double glazed window to the front (with fitted blinds).

SHOWER ROOM
7'0" x 6'0" (2.14 x 1.83)
Two piece suite comprising walk-in shower cubicle with electric Mira Sport shower and wash hand basin. Tiling to walls, radiator, uPVC double glazed window to the rear (with fitted blinds), industrial-effect wall mounted shelving, useful storage cupboard.

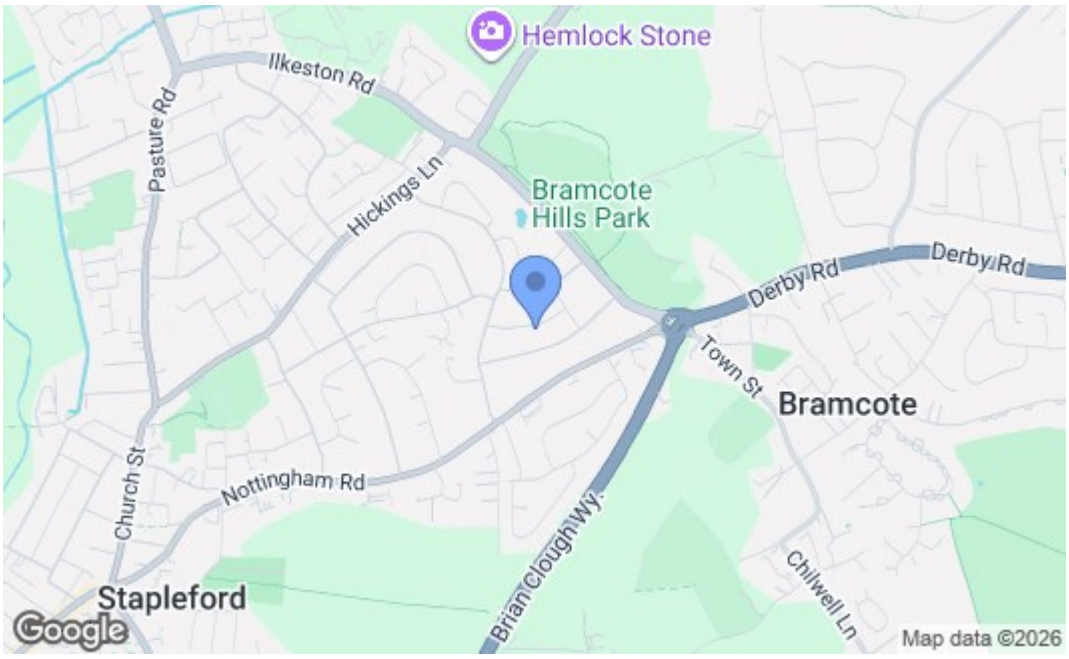
SEPARATE WC
4'4" x 2'5" (1.34 x 0.74)
Housing a push flush WC, part tiling to the walls, uPVC double glazed window to the side (with fitted blinds), tiled floor.

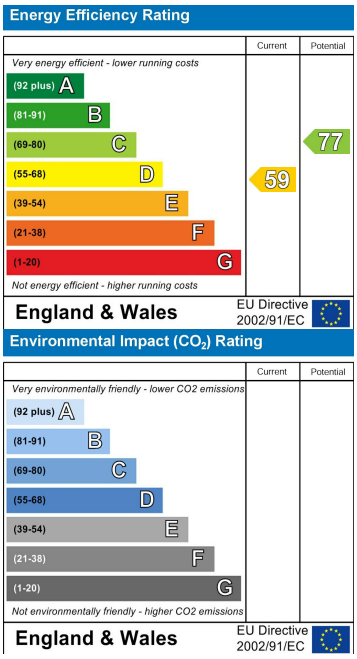
OUTSIDE
To the front of the property there is mature shrubs and bushes incorporating a driveway providing off-street parking and gated access leading down the left hand side of the property to the rear garden and detached garage.

TO THE REAR
The rear garden is predominantly lawned, split into various sections with colourful flowerbeds and borders housing a wide variety of mature bushes, shrubs, trees and plants. Patio area (ideal for entertaining), garden shed, as well as an external water tap and lighting point. Access to the detached garage.

DETACHED GARAGE
16'6" x 8'2" (5.04 x 2.51)
Double doors to the front, side door and window, power and lighting.

DIRECTIONS
From our Stapleford Branch on Derby Road, proceed to the Roach traffic lights and continue straight over onto Nottingham Road. Head in the direction of Bramcote before taking an eventual left hand turn after the "Welcome to Bramcote" sign onto Ewe Lamb Lane. Take the second right and turn onto Park Road. Follow the road and the property can be found on the right hand side.





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.