



240 Derby Road
Bramcote, Nottingham NG9 3JN

AN EXTENDED AND FULLY REFURBISHED
DOUBLE HEIGHT BAY FRONTED
DETACHED FAMILY HOUSE

Offers Over £330,000 Freehold



ROBERT ELLIS ARE DELIGHTED TO BRING TO THE MARKET AN EXTREMELY WELL REFURBISHED AND EXTENDED DOUBLE HEIGHT BAY FRONTED THREE BEDROOM DETACHED FAMILY HOUSE, SITUATED WITHIN THIS SOUGHT AFTER AND ESTABLISHED LOCATION.

With accommodation over two floors comprising entrance hall, ground floor w.c., bay fronted living room, fantastic open plan family dining kitchen with feature lantern ceiling and utility cupboard to the ground floor. The first floor landing provides access to three bedrooms and a bathroom.

Other benefits to the property include a white stone gravel driveway providing off-street parking and matching pathway giving access to the generously sized rear garden, gas central heating, double glazing and being sold with the benefit of no upward chain.

The property itself sits favourably within close proximity of the neighbouring towns of Stapleford and Beeston, providing access to a variety of shopping facilities. There is also easy access to nearby schooling for all ages and fantastic transport links such as the A52 for Nottingham and Derby, junction 25 of the M1 Motorway and the Nottingham express tram terminus situated at Bardills roundabout.

We believe the property would make an ideal long-term family home and highly recommend an internal viewing to appreciate the refurbishment work carried out by the current vendor.



ENTRANCE HALL

Feature blue panel composite entrance door with double glazed archway window, stairs to first floor, radiator, internal oak doors to living room, ground floor w.c. and family dining kitchen.

LOUNGE

14'4" x 9'10" (4.38 x 3.02)

Double glazed bay window to the front with stained glass top panels and radiator.

CLOAKS/W.C.

4'3" x 2'9" (1.32 x 0.86)

Newly fitted two piece suite comprising push-flush w.c. and wash hand basin with mixer tap, extractor fan and useful understairs storage cupboard.

OPEN PLAN FAMILY LIVING DINING KITCHEN

24'7" x 16'1" (max) (7.51 x 4.92 (max))

The KITCHEN AREA comprises a range of fitted base and wall storage cupboards with square edge work surfaces incorporating Belfast sink unit with central swan-neck mixer tap and inbuilt drainer, fitted five ring gas hob with extractor over, eye level oven and microwave, integrated dishwasher and fridge/freezer, glass fronted crockery cupboard, wine chiller, spotlights, two vertical radiators, feature lantern ceiling and full width bi-fold doors opening out to the rear garden. Double oak panel doors to:

UTILITY CLOSET

5'8" x 5'8" (1.75 x 1.75)

Further range of fitted units matching the kitchen of wall storage cupboards incorporating the Worcester gas fired central heating boiler, laminate roll top work surfaces including single sink and drainer with spray hose mixer tap, tiled splashbacks, double glazed window to the side, plumbing for washing machine and space for further under-counter kitchen appliance.

FIRST FLOOR LANDING

Oak panel doors to all bedrooms and bathroom. Double glazed window to the side and loft access point with wooden pull-down ladders to an insulated loftspace.

BEDROOM 1

16'9" x 11'6" (5.13 x 3.51)

Double glazed bay window to the front with stained glass top lights, radiator and additional double glazed window to the front with matching stained glass top light.

BEDROOM 2

10'2" x 7'10" (3.12 x 2.39)

Double glazed window to the rear and radiator.

BEDROOM 3

7'10" x 6'2" (2.4 x 1.89)

Double glazed window to the rear and radiator.

BATHROOM

9'8" x 5'10" (2.97 x 1.79)

Newly fitted four piece suite comprising bath with central mixer tap and hand-held shower attachment, separate tiled and enclosed shower cubicle with dual head mains fed shower, wash hand basin with waterfall style mixer tap and double storage cupboards beneath and push-flush w.c. Fully tiled walls and floor, Velux roof window, chrome heated ladder towel radiator, spotlights and extractor fan.

OUTSIDE

To the front of the property is a white stone gravel driveway providing off-street parking side by side for 2/3 vehicles, raised and planted flower bed, hedgerow to the boundary line and matching stone pathway leading down the left hand side of the property opening out to the rear garden. The rear garden is of a good size, with recently relaid lawn, decorative and planted rockery and recently relaid patio area, ideal for entertaining.

360 VIDEO TOUR

<https://viewer.evry360.com/robert-ellis-stapleford/240-derby-road-bramcote-nottingham-ng9-3jn/vr.htm?config=/.tour.json>

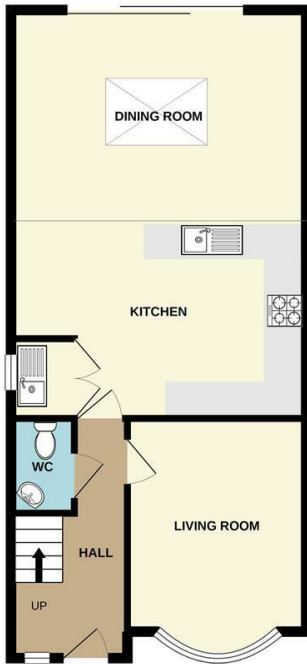
DIRECTIONAL NOTE

From our Stapleford branch on Derby Road, proceed to The Roach traffic lights and continue straight over onto Nottingham Road, Stapleford. Continue along in the direction of Bramcote, onto Derby Road, Bramcote. Continue along in the direction of The Sherwin Arms roundabout and the property can be found a little way along on the left hand side, identified by our For Sale Board.

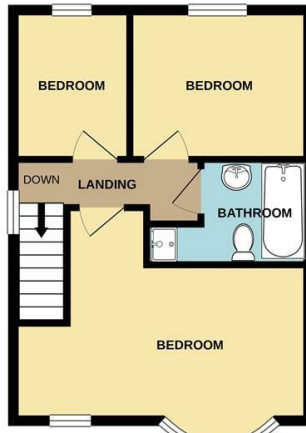
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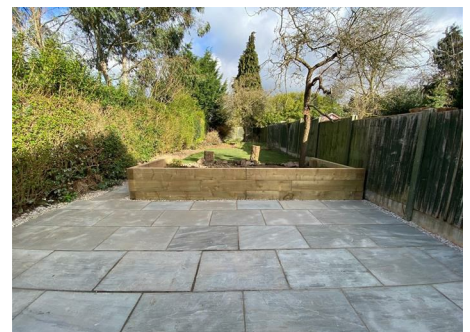
GROUND FLOOR
595 sq.ft. (55.3 sq.m.) approx.



1ST FLOOR
389 sq.ft. (36.1 sq.m.) approx.



TOTAL FLOOR AREA: 984 sq.ft. (91.4 sq.m.) approx.
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 for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.
Made with Metraplan 62002



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		51	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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