



**Bramble Court**  
**Sandiacre, Nottingham NG10 5QU**

**£255,000 Freehold**

A MODERN AND EXTREMELY WELL  
PRESENTED THREE BEDROOM THREE  
STOREY END TOWN HOUSE.



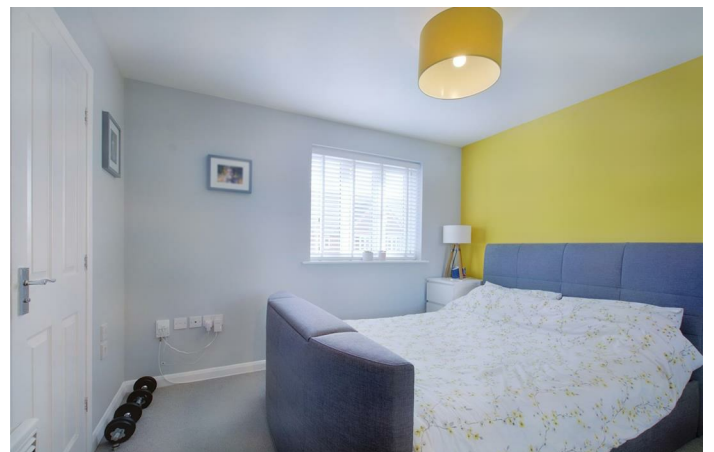
ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET THIS UPGRADED EXTREMELY WELL PRESENTED AND MODERN THREE BEDROOM, TWO BATHROOM, THREE TOILET END TOWN HOUSE SITUATED IN THIS QUIET AND NOW ESTABLISHED RESIDENTIAL CUL DE SAC LOCATION.

With accommodation over three floor which comprises a spacious entrance hallway with useful understairs storage cupboard, personal access to the garage, lower sitting room or office, and WC to the ground floor. The first floor landing then provides access to the living room and dining kitchen. A further staircase rises from the first floor landing to the top floor where three bedrooms, en-suites and family bathroom can be found.

The property benefits from a block paved double driveway to the front providing off-street parking which in turn leads to an integral garage, there is a generous enclosed garden space to the rear with recently constructed and erected aluminium framed canopy protecting a decked seating area.

The property sits favourably in this quiet and established cul de sac location within easy reach of excellent nearby schooling for all ages such as Ladycross, Cloudside and Friesland within Sandiacre and William Lilley, Fairfield and George Spencer within Stapleford. There is also easy access to nearby shopping facilities and amenities, outdoor space and walks, such as the Erewash Canal, and great transport links for those needing to commute via 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 family home. An internal viewing is recommended to fully appreciate the condition of the property as a whole.



## ENTRANCE HALL

19'10" x 5'10" (6.05 x 1.80)

Panel and double glazed front entrance door, wall mounted Dimplex heater, turning staircase rising to the first floor with decorative open spindle balustrade, ceramic floor tiles, alarm control panel, spotlights, useful understairs storage area, personal access door to the garage and door to the sitting room/office.

## SITTING ROOM/OFFICE

10'6" x 8'11" (3.22 x 2.72)

Matching ceramic floor tiles to the hallway, uPVC double glazed French doors opening out to the rear garden (with inset Perfect Fit blinds), wall mounted Dimplex heater, spotlights and door to WC.

## WC

6'0" x 3'3" (1.84 x 1.00)

Modern white two piece suite comprising push flush WC and wash hand basin with tile splashback. Wall mounted heater, uPVC double glazed window to the rear, spotlights, extractor fan and useful understairs storage cupboard.

## FIRST FLOOR LANDING

A further staircase rising to the second floor with decorative open spindle balustrade, spotlights and doors to kitchen and living room.

## DINING KITCHEN

14'2" x 13'3" (4.34 x 4.04)

Replaced and modernised by the current owners to incorporate a matching range of fitted base and wall storage cupboards with square edge work surfacing incorporating Bosch four ring hob with matching extractor fan over and oven beneath, integrated fridge and freezer, integrated Bosch dishwasher, inset counter level single sink and draining board with central mixer tap, two double glazed windows to the front, feature exposed brickwork to one wall, ample space for dining table and chairs.

## "L" SHAPED LIVING ROOM

16'4" x 14'4" (5.00 x 4.37)

Two double glazed windows to the rear (both with fitted blinds), wall mounted Dimplex heater, media points and spotlights.

## SECOND FLOOR LANDING

Doors to all bedrooms and bathroom. Loft access point to a partially boarded, lit and insulated loft space.

## BEDROOM ONE

10'8" x 10'7" (3.26 x 3.24)

Double glazed window to the front (with fitted blinds), media points, Dimplex heater, overstairs storage cupboard with shelving and door to en-suite.

## EN-SUITE

7'8" x 3'3" (2.35 x 1.00)

Modern three piece suite comprising tiled and enclosed shower

cubicle with dual attachment, mains shower, wash hand basin with tile splashbacks, and push flush WC. Double glazed window to the front, spotlights, extractor fan and wall hung bathroom mirror.

## BEDROOM TWO

11'2" x 6'11" (3.41 x 2.13)

Double glazed window to the rear (with fitted blinds) and wall hung Dimplex heater.

## BEDROOM THREE

10'2" x 6'11" (3.12 x 2.13)

Double glazed window to the front (with fitted blinds), TV point and wall hung Dimplex heater.

## BATHROOM

6'11" x 6'0" (2.13 x 1.84)

Modern white three piece suite comprising panel bath with tile splashbacks, push flush WC and wash hand basin with tile splashback. Spotlights, extractor fan and wall hung mirror.

## INTEGRAL GARAGE

18'4" x 7'10" (5.61 x 2.40)

Up and over door to the front, personal access door back to the hallway, power, lighting points, a fixed worktop space with two storage cabinets beneath, plumbing for washing machine and space for further appliances (if required).

## OUTSIDE

To the front of the property there is a double sized block paved driveway providing side-by-side off-street parking for two cars, access to the integral garage via up and over door, block paved path access to the front door.

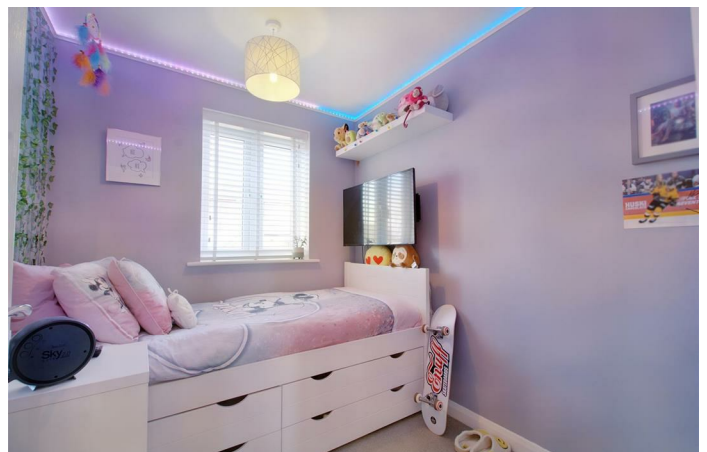
## REAR GARDEN

Enclosed by timber fencing with concrete posts and gravel boards to the boundary line, the garden has a shaped lawn section with a block paved pathway providing access to a timber storage shed positioned in the corner of the garden, raised and planted borders housing a variety of bushes and shrubbery, and a decked entertaining space covered by an aluminium constructed canopy. Within the garden there is an external power supply, water tap and lighting point, side access gate providing access to the area to the side for moving of bins, etc.

## DIRECTIONAL NOTE

From our Stapleford Branch on Derby Road, head in the direction of Sandiacre, crossing the bridge onto Station Road. Take a right hand turn onto Regent Street and follow the bend in the road to the left. Take a left into the cul de sac of Bramble Court and the property can be found on the right hand side identified by our For Sale board.

Ref: 7934NH





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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.