Robert Ellis

look no further. . .







Marshall Drive
Bramcote, Nottingham NG9 3LE

AN EXTENDED THREE BEDROOM SEMI DETACHED HOUSE.

£350,000 Freehold



An extended and therefore surprisingly spacious three bedroom semi detached house.

This is not the average semi detached house with ground floor extensions to the side and rear transforming this property into a generous family home.

Within a doubt, one of the main features of this property is the large open plan family dining kitchen, a great place for socialising and entertaining with a high quality fitted kitchen with built-in appliances, zoned areas for eating and living, and partial vaulted ceiling with Velux double glazed roof windows bring in an abundance of light enhanced by windows and patio doors opening to the rear garden.

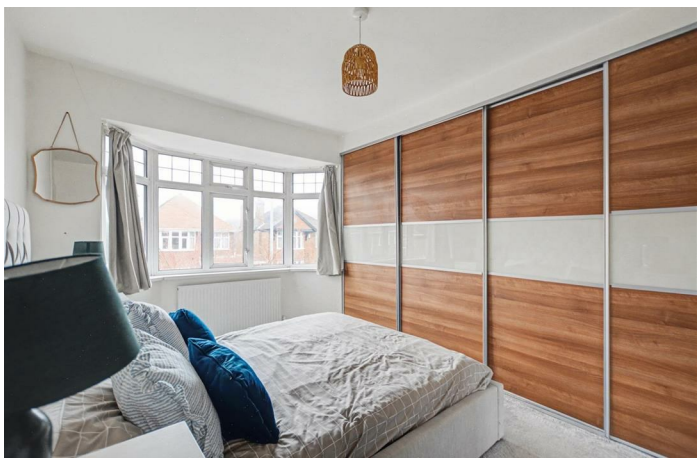
Further features of this property include a separate utility room, a useful wet room and WC to the ground floor, a luxury family bathroom with oversized bathtub and, of course, the property is centrally heated and double glazed throughout.

The property enjoys a larger than average rear garden with a generous patio (ideal for alfresco dining) and an expansive lawn (great for families to play). There is off-street parking for at least two cars to the front.

Situated in this highly regarded residential suburb within easy reach of local schools for all ages, as well as within walking distance to open space such as Bramcote Park and Bramcote Leisure Centre which is having a complete upgrade. Offering fantastic commutability as the A52 is a short drive away which provides direct access to Nottingham, Derby and Junction 25 of the M1 motorway, as well as the bustling and vibrant town of Beeston which is around two miles away.

Only upon viewing this property can the accommodation be fully appreciated.





HALLWAY
15'0" x 11'10" reducing to 5'10" (4.58 x 3.63 reducing to 1.80)
A generous welcoming reception hallway with a composite double glazed front entrance door with double glazed side window, radiator, cloaks hanging space with feature portal double glazed window. Door to shower room, staircase to the first floor with understairs store cupboard, doors to lounge and dining kitchen.

LOUNGE
13'3" x 11'11" (4.05 x 3.64)
Radiator, double glazed bay window to the front.

OPEN PLAN LIVING FAMILY DINING KITCHEN
19'6" reducing to 16'2" x 23'9" (5.96 reducing to 4.95 x 7.26)
The kitchen area comprises a comprehensive range of fitted handle free wall, base and drawer units, large central island unit with quartz work surfacing. Inset induction hob, inset stainless steel sink unit with rinse and mixer tap. Breakfast bar to one side. Further integrated appliances include a Neff fan assisted oven, Neff combination microwave oven and warming drawer under. Integrated fridge/freezer and dishwasher. The living family dining area has partial vaulted ceiling with three Velux double glazed roof windows., feature tiled slate walling, radiator, double glazed window to the rear, double glazed patio doors to the rear, double glazed door to the side. Door to utility.

UTILITY
5'8" x 5'0" (1.74 x 1.54)
Stainless steel sink unit with single drainer and cupboard under and worktop. Plumbing and space for washing machine, wall mounted gas combination boiler (for central heating and hot water), double glazed window.

GROUND FLOOR SHOWER ROOM
6'3" x 4'11" (1.92 x 1.52)
Contemporary space with wash hand basin and vanity unit, low flush WC and wet room style shower enclosure with glass panel and twin rose thermostatically controlled shower system. Feature tiling to walls, heated towel rail, vaulted ceiling with Velux double glazed roof window.

FIRST FLOOR LANDING
Double glazed window, hatch with ladder to partially boarded loft.

BEDROOM ONE
13'4" x 8'10" to wardrobes (4.08 x 2.70 to wardrobes)
Fitted wardrobes to one wall, radiator, double glazed bay window to the front.

BEDROOOM TWO
11'10" x 10'10" (3.61 x 3.31)
Radiator, double glazed window to the rear.

BEDROOM THREE
7'2" x 7'1" (2.2 x 2.17)
Built-in closet with hanging rail and shelves, radiator, double glazed window to the front.

FAMILY BATHROOM
8'6" x 6'11" (2.6 x 2.12)
Contemporary three piece suite comprising wash hand basin with vanity unit, low flush WC and oversized bathtub with central waterfall mixer taps and shower rose. Heated towel rail, underfloor heating, tiling to walls, double glazed window.

OUTSIDE
To the front, there is a small area of garden. A block paved forecourt provides off-street parking for two cars. There is gated pedestrian access to the side leading to the rear garden. The rear garden is of a generous size with patio area, beyond which is a mature garden laid to lawn with inset flowerbeds and mature trees and garden sheds. There is a brick built garage which does not have vehicle access but offers a useful workshop and storage area.

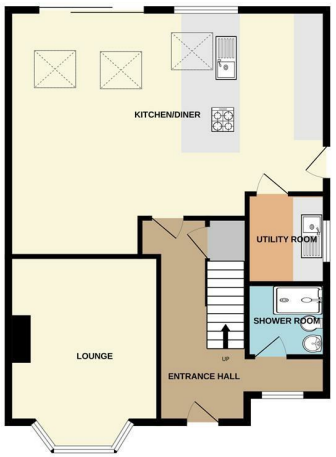


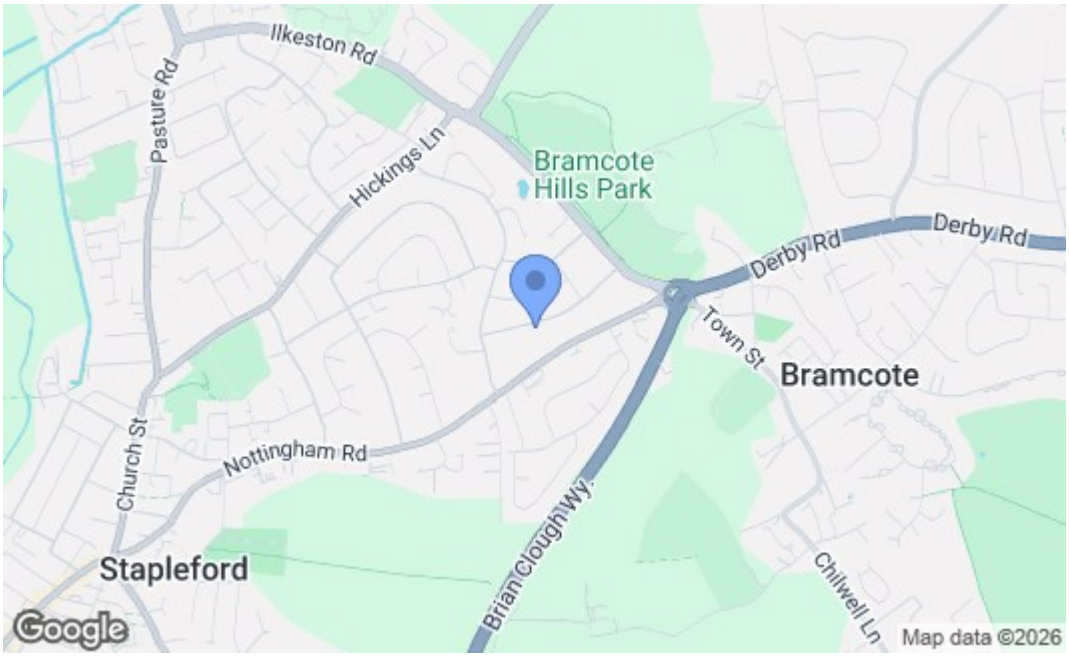


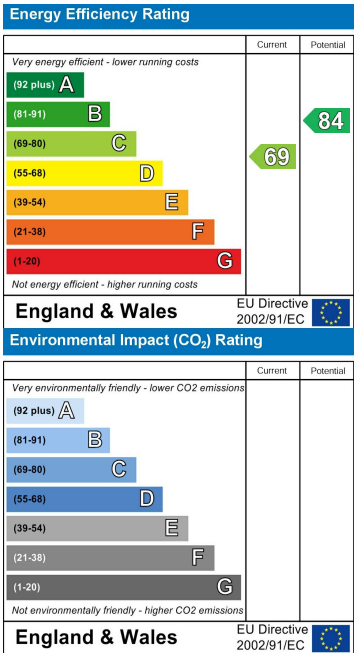












These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

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