Robert Ellis

look no further. . .

Valmont Road
Bramcote, Nottingham NG9 3JD

A HANDSOME DOUBLE FRONTED THREE BEDROOM DETACHED HOUSE.

£389,950 Freehold

ROBERT ELLIS HAVE GREAT PLEASURE IN BRINGING TO THE MARKET WITH NO UPWARD CHAIN THIS HANDSOME DOUBLE FRONTED THREE BEDROOM DETACHED FAMILY HOUSE SITUATED WITHIN THIS SOUGHT AFTER AND WELL ESTASBLISHED RESIDENTIAL LOCATION.

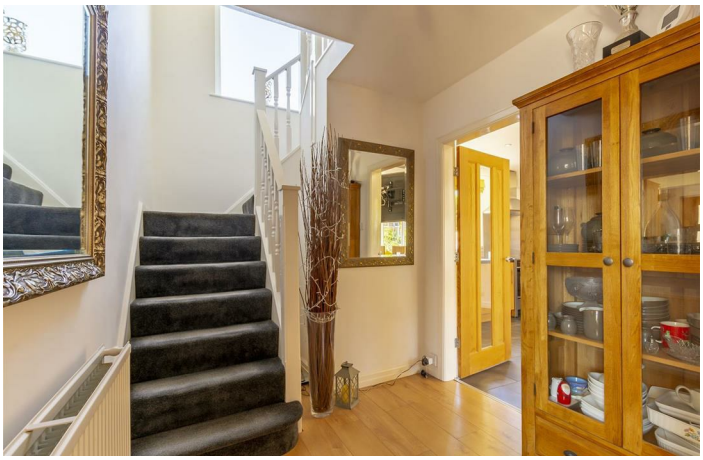
With accommodation over two floors, the ground floor comprises entrance hall, WC, living room and breakfast kitchen. The first floor landing then provides access to three bedrooms, bathroom and separate WC.

Other benefits to the property include an attractive block paved in and out driveway providing ample off-street parking, generous garden space to the rear, central heating from combi boiler and double glazing throughout.

The property sits favourably within this popular and established residential location ideal for families and workers as the property sits within easy reach of excellent nearby schooling for all ages and good transport links such as the A52 for Nottingham/Derby, Junction 25 of the M1 motorway and the Nottingham Electric Tram terminus situated at Bardills roundabout.

There is also easy access to a variety of national and independent retailers and shopping outlets within the towns of Stapleford and Beeston.

We highly recommend an internal viewing.



ENTRANCE PORCH
uPVC panel and double glazed front entrance door, double glazed window to the side with fitted roller blind, tiled floor and further oak panel and glazed door to hallway.

ENTRANCE HALL
With turning staircase rising to the first floor, useful understairs storage cupboard, radiator, laminate flooring and internal doors to living room, kitchen and WC.

WC
6'2" x 3'4" (1.89 x 1.02)
Modern white two piece suite comprising low flush WC and wash hand basin with tile splashback. Double glazed window to the front and meter cupboard.

LOUNGE
17'0" x 10'10" (5.20 x 3.31)
Double glazed window to the front, wall light points, matching to the hallway laminate flooring, radiator, feature fire surround incorporating coal effect fire, coving, media points and sliding double glazed patio doors opening to the conservatory.

CONSERVATORY
11'1" x 10'0" (3.39 x 3.06)
Brick and double glazed construction with pitched roof and ceiling fan, tiled floor and double glazed French style doors opening out to the rear garden.

DINING BREAKFAST KITCHEN
22'1" x 17'4" (6.75 x 5.30)
The kitchen area comprises a matching range of fitted base and walls storage cupboards with roll top work surfaces incorporating one and a half bowl sink unit with central swan-neck mixer tap and draining board, space and plumbing for American style fridge/freezer, under-counter plumbing space for washing machine and dishwasher, space for cooker with extractor canopy over, wall mounted gas fired combination boiler (for central heating and hot water purposes), two double glazed windows to the rear with fitted Roman style blinds and additional double glazed bay window to the front also with fitted matching Roman blind, ample space for dining table and chairs, tiled floor, feature multi fuel burner, media points, coving, spotlights, door to pantry, radiator, glass fronted crockery display cabinets and oak and glazed door to outside.

PANTRY
Steps down with access from the kitchen with matching tiled floor, double glazed window to the rear, space for tumble dryer, power and lighting points, and shelving.

FIRST FLOOR LANDING
Doors to all bedrooms, bathroom and separate WC, double glazed window to the rear and access to the loft space via pulldown ladders to a lit and boarded storage loft space.

BEDROOM ONE
17'8" x 10'10" (including wardrobes) (5.38m x 3.30m (including wardrobes))
Bright and airy dual aspect room with double glazed windows to the front and rear, radiator and a range of fitted bedroom furniture including wardrobes, drawers and vanity area.

BEDROOM TWO
12'2" x 9'11" (3.73 x 3.04)
Double glazed bay window to the front, radiator and a range of fitted wardrobes and drawers.

BEDROOM THREE
9'6" x 6'11" (2.92 x 2.11)
Double glazed window to the front with fitted roller blind, radiator and broadband point.

BATHROOM
8'11" x 6'9" (2.73 x 2.07)
Modern white three piece suite comprising panel bath, wash hand basin and mixer tap with two storage drawers beneath, separate tiled and enclosed shower cubicle with Triton electric shower. Fully tiled walls and floor, double glazed window to the rear with fitted Roman blind, spotlights, extractor fan and wall mounted chrome heated ladder towel radiator.

WC
5'5" x 2'8" (1.66 x 0.83)
Push flush WC with tiled splashbacks, tiled floor, double glazed window to the rear with fitted Roman blind.

OUTSIDE
To the front of the property there is a handsome and attractive block paved in and out driveway providing off-street parking for several cars, vehicles or works van (if required), with two separate lowered kerb entrances, access to the garage, external lighting points and side access leading through to the rear garden.

REAR GARDEN
Enclosed predominantly by timber fencing with concrete posts and gravel boards, the rear garden offers a good size paved patio entertaining space leading onto a generous lawn section with planted borders and decorative plum slate chippings. To the rear of the garage there is a further paved patio seating area and within the garden there is also external lighting points and water tap.

GARAGE
16'8" x 10'0" (5.10 x 3.07)
Electric roller shutter door to the front, power and lighting points, garage loft storage space and personal access door and window to the rear.

DIRECTIONAL NOTE
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 right hand turn after the Bramcote street sign onto Valmont Road. At the "T" junction turn right and follow the road around back onto Valmont Road where the property can be identified by our For Sale board on the left hand side.

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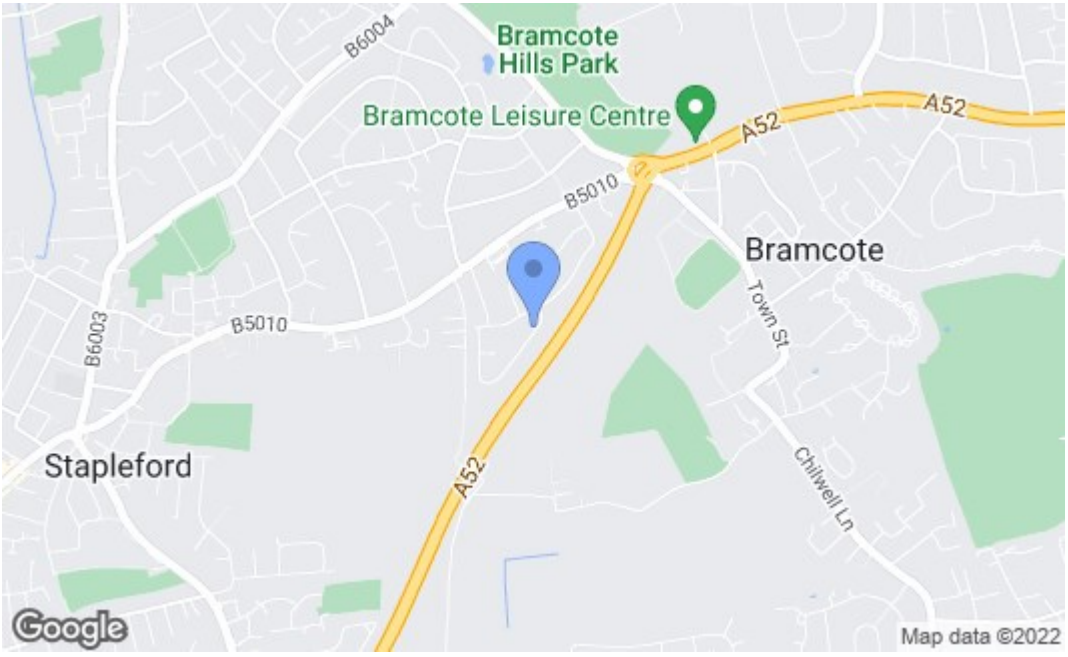

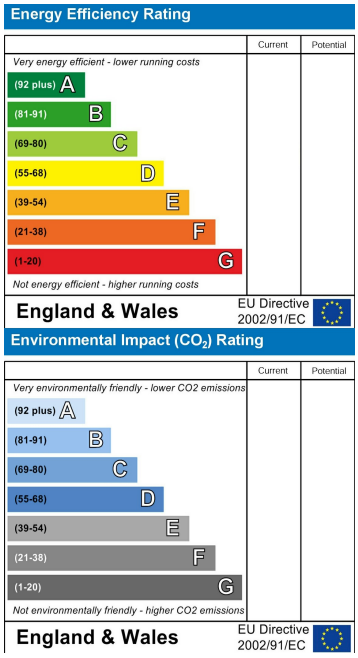

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

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