Robert Ellis

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Valmont Road
Bramcote, Nottingham NG9 3JD

A TWO/THREE BEDROOM DOUBLE BAY FRONTED DETACHED BUNGALOW SITUATED IN THIS POPULAR & ESTABLISHED RESIDENTIAL LOCATION.

£375,000 Freehold

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ROBERT ELLIS ARE DELIGHTED TO BRING TO THE MARKET FOR THE FIRST TIME IN JUST SHORT OF 40 YEARS THIS INSTANTLY ATTRACTIVE DOUBLE BAY FRONTED TWO/THREE BEDROOM DETACHED BUNGALOW SITTING ON A GENEROUS PLOT WITHIN THIS ESTABLISHED AND POPULAR RESIDENTIAL LOCATION.

With accommodation on one level, comprising a central entrance hallway, front bedroom with fitted wardrobes, rear bedroom with fitted wardrobes, bathroom, separate WC, front bay fronted living room (which could also double up as a third bedroom), rear dining/sitting room, kitchen and garden room completing the accommodation.

The property also benefits from gas fired central heating, double glazing, off-street parking and detached garage with power, lighting and electrically operated garage door.

The property sits on a generous plot with gardens to the front and rear, meaning that the next purchaser would ideally need to enjoy garden space.

The property is located within walking distance and easy reach of the local i4 bus route. There is also easy access to the A52, M1 and Nottingham electric tram terminus situated at Bardills roundabout.

There is also easy access to the shops and services in Stapleford and Beeston. We believe that the property would make an ideal downsize or retirement property for those looking to now reside on one level.

We highly recommend an internal viewing.

ENTRANCE HALL
19'9" x 8'6" (6.03 x 2.61)
Central uPVC panel and double glazed front entrance door with matching double glazed windows and panels either side of the door, radiator with display cabinet. Doors to both bedrooms, separate WC, bathroom, front living room and rear dining/sitting room.

FRONT DOUBLE BEDROOM
15'5" x 12'0" (4.70 x 3.66)
Double glazed bay window to the front, bay radiator, fixed over-bed shelving, a range of fitted wardrobes to one wall.

DOUBLE BEDROOM TO THE REAR
12'6" x 10'5" (3.82 x 3.20)
Double glazed window to the rear (with fitted blinds), radiator, dado rail, wall light points, fully fitted to one wall wardrobes, drawers and matching overhead storage cupboards.

SEPARATE WC
4'7" x 2'8" (1.41 x 0.82)
Window to the rear (not double glazed, with fitted blinds), housing a low flush WC.

BATHROOM
8'2" x 5'4" (2.51 x 1.65)
Two feature archway obscured glazed windows to the rear (not double glazed, with fixed glass shelving), tiling to the walls, radiator, coving, incorporating a three piece suite with tiled in bath, inset wash hand basin with granite counter top and double storage cabinets beneath, separate tiled and enclosed shower cubicle with electric shower and folding glass shower door. Extractor fan and wall mounted shaver point.

BAY FRONTED LIVING ROOM/BEDROOM THREE
15'11" x 13'7" (4.86 x 4.15)
Double glazed bay window to the front, two additional feature archway style windows to the side (externally operated window shutters), bay radiator, wall light points, decorative beamed ceiling, media points, brick and tiled fireplace incorporating a coal effect fire.

MIDDLE SITTING/DINING ROOM
14'1" x 11'5" (4.31 x 3.48)
With walk-in double glazed box bay window to the side (with fitted blinds), radiator with display cabinet, decorative coving, dado rail, feature Adam-style fire surround with marble inset and hearth. Door to kitchen.

KITCHEN
12'10" x 7'0" (3.92 x 2.14)
Modern fitted kitchen incorporating a matching range of fitted base and wall storage cupboards and drawers with quartz square edge work surfaces incorporating sunken sink with central swan neck mixer tap and draining board, fitted Neff four ring induction hob with extractor over, in-built eye level oven and microwave, built-in CDA dishwasher, integrated fridge and freezer, matching quartz splash backs, alarm control panel, loft access point (with potential to add extra space/accommodation subject to the usual permissions and approvals), double glazed window to the rear (with fitted blinds), uPVC panel and double glazed side exit door to outside.

GARDEN ROOM
18'11" x 10'4" (5.78 x 3.15)
With vaulted and plastered ceiling, incorporating ceiling windows with ceiling spotlights, radiator, tiled floor, fixed floor based storage cupboards with worktop space above, windows to the side and rear (making the most of the view over the garden), double glazed French doors opening out to the outside.

OUTSIDE
To the front of the property there is a lowered kerb entry point to a driveway which runs down the side of the property providing ample off-street parking for several vehicles. In turn, leading to the detached garage via electrically operated garage door and gated access into the rear garden. The front garden is designed for straightforward maintenance with a range of bushes, shrubbery and a tropical palm tree set within a decorative stoned garden and allowing for a pathway to the front entrance door.

TO THE REAR
The South-facing rear garden is of a good overall size and proportion needing someone who is active outdoors. There are various sections, including a lower paved patio area (ideal for entertaining), leading onto a decorative stone patio incorporating rockery, pond and waterfall. The garden then opens out to a split level lawn with planted rockery, flowerbeds and borders housing a wide variety of specimen bushes, shrubs, trees and plants. There is timber fencing to enclose the boundary lines and various seating areas. Within the garden there is an external water tap and lighting points.

DETACHED GARAGE
With electrically operated garage door to the front, pitched roof, power and lighting points.

DIRECTIONAL NOTE
From our Stapleford Branch on Derby Road, proceed to the Roach traffic lights and continue straight over onto Nottingham Road Stapleford. Continue in the direction of Bramcote and after the "Welcome to Bramcote" street sign, take a right hand turn onto Valmont Road. Continue to the "T" junction and follow the road around to the right "still Valmont Road". Continue around the bend, before eventually finding the property on the right hand side, identified by our For Sale board. Ref: 8308NH

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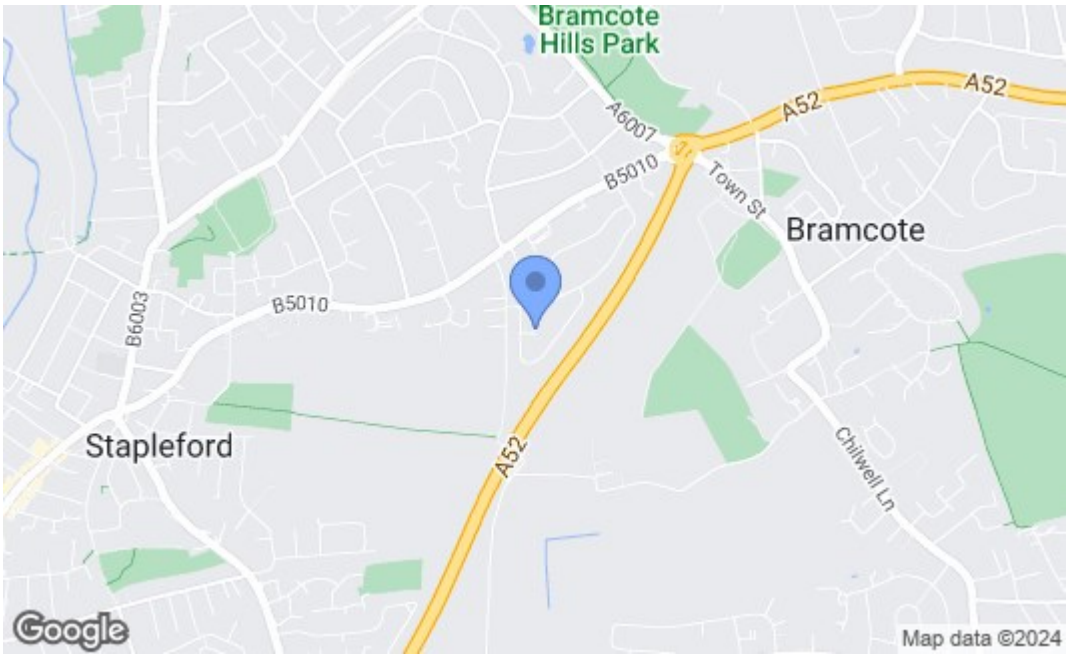

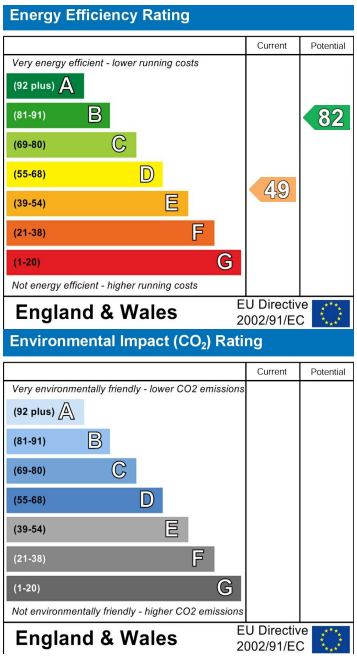

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

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