Derby Road
Bramcote, Nottingham NG9 3JN

A TRADITIONAL BAY FRONTED THREE BEDROOM SEMI DETACHED HOUSE.

£265,000 Freehold

This period property comes to the market NO CHAIN and immediate vacant possession available. Features of this property include an extended kitchen, gas fired central heating and majority double glazing.

Situated within this highly regarded residential suburb within Bramcote. Great for families and commuters alike as schools for all ages are within easy reach, as are large open spaces including Bramcote Hills Park, as well as a leisure centre. There is a regular bus service linking Nottingham and Derby and the A52 is a short drive away, again providing direct access to both cities, as well as Junction 25 of the M1 Motorway and Beeston town centre.

The accommodation comprises an entrance porch, hallway with original leaded light stained glass front entrance door and windows, two well proportioned reception rooms providing a lounge and separate dining room, conservatory and extended kitchen. To the first floor, the landing provides access to three bedrooms and modern shower room/WC.

Stepped back from the road with a driveway providing off-street parking leading to a generous garage with workshop area and a mature large rear garden compliments the property. Internal viewing is highly recommended.

ENTRANCE PORCH
Double glazed double doors to the hallway.

HALLWAY
Original leaded light stained glass front entrance door with matching side windows. Stairs to the first floor with understairs store cupboard housing Glow Worm gas boiler (for central heating and hot water) and window.

FRONT RECEPTION ROOM
14'6" x 12'10" (4.43 x 3.93)
Radiator and double glazed bay window to the front.

REAR RECEPTION ROOM
12'11" x 12'11" (3.96 x 3.94)
Radiator and patio door leading to sun lounge.

CONSERVATORY
10'2" x 8'2" (3.12 x 2.51)
Double glazed windows, door to rear garden and connecting door to kitchen.

KITCHEN
14'4" x 6'3" (4.38 x 1.93)
Fitted range of wall, base and drawers units with rolled edge work surfacing and inset one and a half bowl stainless steel sink unit with single drainer. Gas cooker point, plumbing for washing machine and appliance space. Radiator, double glazed window and door to rear garden.

FIRST FLOOR LANDING
Double glazed window, doors to bedrooms and shower room.

BEDROOM ONE
14'11" x 12'9" (less wardrobes) (4.57 x 3.91 (less wardrobes))
Radiator, fitted wardrobes to one wall and double glazed bay window to the front.

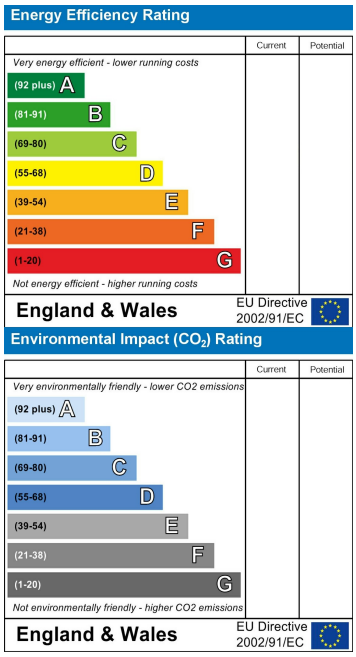
BEDROOM TWO
12'11" x 12'0" (3.96 x 3.67)
Radiator and double glazed window to the rear.

BEDROOM THREE
8'3" x 6'4" (2.53 x 1.95)
Radiator and double glazed window to the front.

SHOWER ROOM
7'9" x 6'4" (2.37 x 1.95)
Modern white three piece suite comprising wash hand basin, low flush WC and shower cubicle. Radiator and double glazed window.

OUTSIDE THE PROPERTY
Stepped back from the road with a front garden laid to lawn, a driveway provides off-street parking and runs along the side of the house and gives access to the garage. The rear garden is enclosed and a generous size with patio and steps leading to the main garden which is predominantly laid to lawn with well tended colourful beds and borders.

GARAGE
24'2" x 9'8" (7.37 x 2.96)
A brick built construction with up and over door, light, power and partitioned area towards the rear where there is a workshop 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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