Robert Ellis

look no further. . .

Park Road

Bramcote, Nottingham NG9 3LA

A DETACHED THREE BEDROOM FAMILY HOME WITH OFF ROAD PARKING AND A PRIVATE REAR GARDEN.

Offers Over £365,000 Freehold

Robert Ellis are pleased to bring to the market this detached, three bedroom family home situated in a popular residential location ideal for a variety of purchasers including first time buyers, families or anyone relocating to be within Bramcote.

In brief, the property comprises: Entrance hall, living room, dining room, kitchen, utility room, study and WC to the ground floor. Rising to the first floor are three bedrooms and family bathroom.

The property benefits from a lawned front garden with driveway to the side. To the rear is primarily lawned garden, with mature shrubs and fenced boundaries.

Viewing comes highly recommended.

Entrance Hall
14'0" x 6'11" (4.28 x 2.11)
Door through to entrance hall with radiator, parquet flooring and access to the meter cupboard.

Dining Room
14'0" x 11'9" (4.27 x 3.59)
Parquet flooring with radiator, feature tiled fire surround with open fire and double glazed stained glass bay window to the front aspect.

Living Room
14'0" x 11'8" (4.27 x 3.58)
Carpeted room with radiator, Adam style fireplace and double glazed windows and door to the rear garden.

Kitchen
16'2" x 7'1" (4.95 x 2.18)
With wall, base and drawer units with worksurfaces over including breakfast bar and inset sink with drainer, tiled splashbacks. Fitted appliances to include fridge, double fan oven and induction hob with extractor fan above. Space and plumbing for freestanding dishwasher and wall mounted combination boiler.

Rear Lobby
Door to covered carport, double glazed windows to the side, panel and glazed door to the garden, door to:

Utility Room
7'1" x 5'8" (2.17 x 1.74)
Worksurfaces with inset sink and mixer tap, tiled splashbacks space and plumbing for washing machine.

Study
9'10" x 7'2" (3.01 x 2.19)
With wall mounted heater, storage space above and double glazed windows to the side and rear aspects.

First Floor Landing
With window to the side aspect.

Bedroom One
14'1" x 11'10" (4.31 x 3.62)
Carpeted room with radiator and double glazed bay window to the front aspect.

Bedroom Two
12'6" x 11'10" (3.83 x 3.62)
Carpeted room with radiator and double glazed window to the rear aspect.

Bedroom Three
8'10" x 6'11" (2.71 x 2.12)
Carpeted room with radiator and double glazed window to the front aspect. Access to the loft hatch.

Bathroom
Incorporating a three piece suite comprising bath with shower above, wash hand basin and low flush WC. Access to storage cupboard and frosted double glazed window to the rear.

Outside
A lawned front garden with driveway to the front and the side. To the rear is primarily lawned garden, with mature shrubs and fenced boundaries.

Directions
From our Stapleford office proceed over the junction at the Roach traffic lights on-to Nottingham Road. Proceed along in the direction of Bramcote and take an eventual left hand turn on to Ewe Lamb Lane. Take the second right on to Park Road and the property can then be found on the right hand side.

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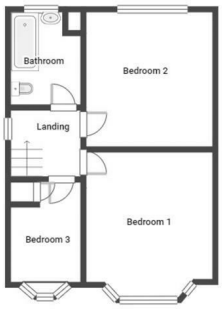

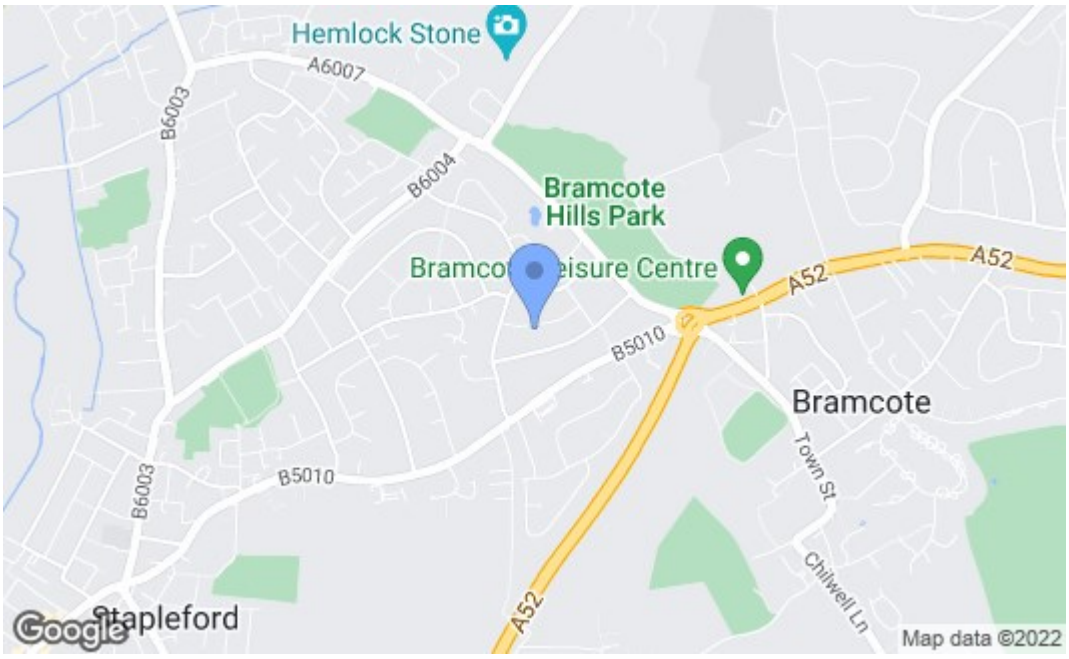

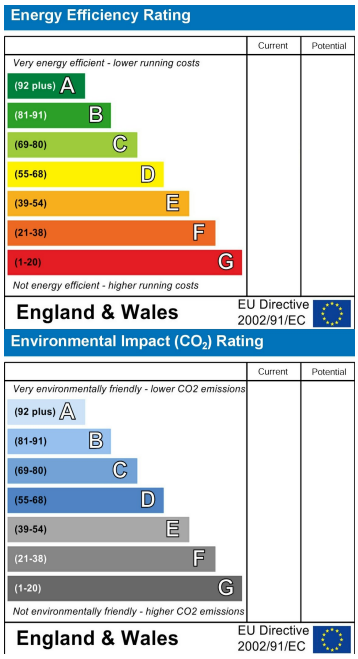

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

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