Robert Ellis

look no further. . .

Marshall Drive
Bramcote, Nottingham NG9 3LE

A TRADITIONAL DOUBLE HEIGHT BAY FRONTED THREE BEDROOM EXTENDED DETACHED FAMILY HOUSE OFFERED FOR SALE WITH NO UPWARD CHAIN.

£325,000 Freehold

ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET WITH THE ADDED BENEFIT OF BEING SOLD WITH NO UPWARD CHAIN THIS TRADITIONAL DOUBLE HEIGHT BAY FRONTED AND EXTENDED THREE BEDROOM DETACHED FAMILY HOUSE SITUATED IN THIS POPULAR AND ESTABLISHED RESIDENTIAL LOCATION.

With accommodation over two floors, the ground floor comprises entrance porch leading through to a generous entrance hallway, leading onto a bay fronted dining room, rear sitting room, extended breakfast kitchen, rear lobby, ground floor WC and storage room. The first floor landing then provides access to three bedrooms and a bathroom.

The property also benefits from gas fired central heating, double glazing, off-street parking, double length garage with electrically operated front garage door and generous garden space to the rear.

The property is situated in this popular and established residential location within close proximity of excellent nearby transport links to and from the surrounding area, 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 excellent nearby schooling for all ages, open space such as Bramcote Hills Park and the Hemlock Stone, as well as shops, services and amenities in the nearby town centre and also Beeston which is a short distance away.

We believe the property will make an ideal long term family home with potential to further extend (subject to the relevant permissions and approvals). As previously mentioned, the property is being sold with the added benefit of NO UPWARD CHAIN.

We highly recommend an internal viewing.

ENTRANCE PORCH
7'1" x 2'3" (2.18 x 0.71)
uPVC panel and double glazed front entrance door with double glazed windows surrounding the door set within a decorative archway. Exposed brickwork, wall mounted coat pegs, further panel and glazed internal door to hallway.

ENTRANCE HALLWAY
Windows (non-double glazed) surrounding the entrance door, staircase rising to the first floor with useful understairs storage cupboard, alarm control panel, electricity meters and double glazed window to the side. Panelling, phone points, radiator, internal doors leading through to the dining room, living room and kitchen.

DINING ROOM
13'9" x 10'11" (4.20 x 3.33)
Double glazed bay window to the front, inset coal effect fire, radiator, coving.

LIVING ROOM
15'0" x 10'10" (4.58 x 3.32)
Double glazed French doors opening out to the rear garden set within a rear double glazed bay window, double glazed windows surrounding the door. Adam-style fireplace with marble effect insert and hearth housing a coal effect electric fire. Radiator, wall light points, coving, media points.

BREAKFAST KITCHEN
20'8" x 9'8" (6.30 x 2.97)
The kitchen comprises a matching range of fitted base and wall storage cupboards and drawers with roll top work surfaces incorporating one and a half bowl sink unit with draining board and mixer tap. Space for full height fridge freezer, plumbing for washing machine, space for range cooker with curved extractor fan over, double glazed bay window to the left hand side, space for dining table and chairs, radiator, two additional double glazed windows to the right hand side, coving, door to rear lobby.

REAR LOBBY
8'0" x 2'9" (2.46 x 0.86)
Double glazed windows to either side of the lobby leading to outside, tiled floor, two further doors into the WC and storage room.

WC
6'0" x 3'0" (1.85 x 0.92)
Currently disconnected but housing a low flush WC with double glazed window to the side, tiled floor (to match the lobby).

STORE ROOM
6'1" x 4'7" (1.86 x 1.40)
Lighting point, shelving.

FIRST FLOOR LANDING
Double glazed window to the side (with fitted roller blind), doors to all three bedrooms and bathroom.

BEDROOM ONE
13'7" x 9'1" (4.15 x 2.78)
Double glazed window to the rear overlooking the rear garden, radiator, fitted wardrobes to one wall.

BEDROOM TWO
13'9" x 10'11" (4.20 x 3.33)
Double glazed bay window to the front, radiator, a range of fitted overhead double storage cupboards, wall light point, coving.

BEDROOM THREE
8'8" x 8'7" (2.65 x 2.63)
Larger than average having had some space taken from the front bedroom. Double glazed window to the front, radiator, overstairs cupboard.

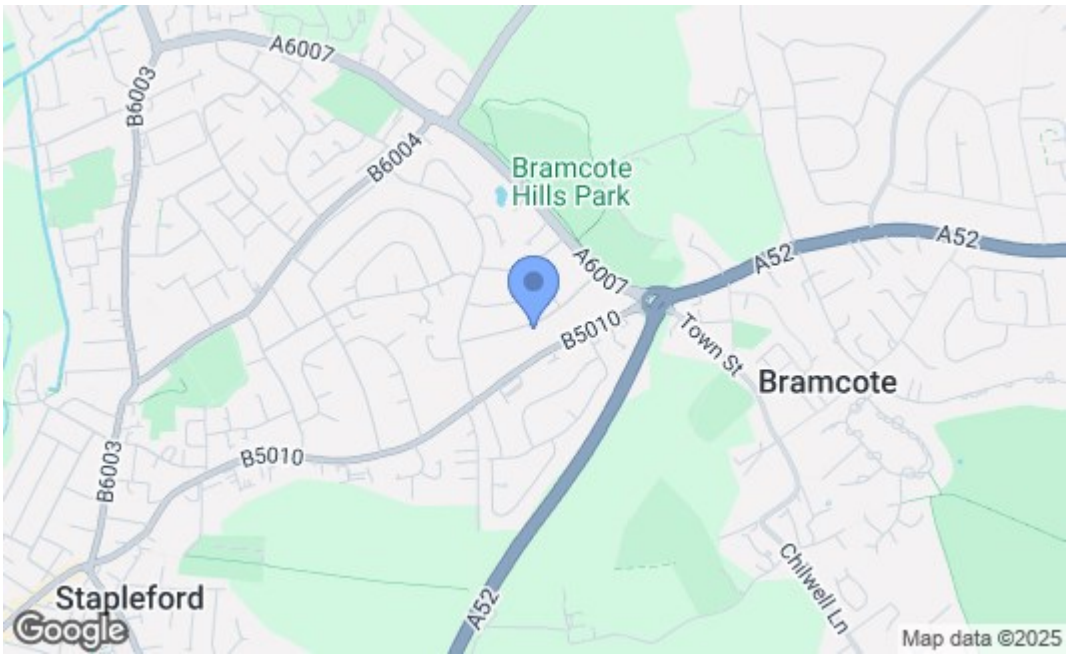
BATHROOM
8'2" x 7'1" (2.49 x 2.18)
Three piece suite comprising bath, wash hand basin with storage cabinets beneath, push flush WC. Tiling to the walls, double glazed windows to both side and rear, chrome ladder towel radiator, boiler cupboard housing the gas fired combination boiler for central heating and hot water purposes.

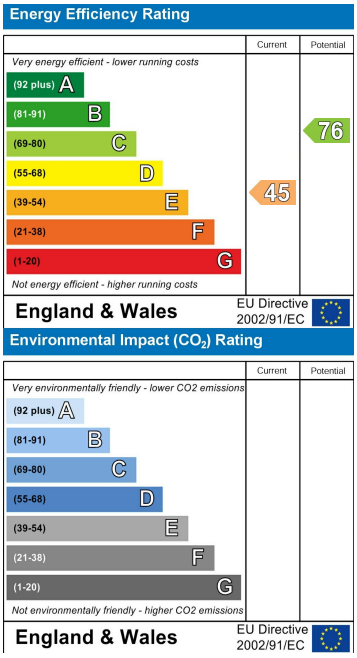
OUTSIDE
To the front of the property there is lowered kerb entry point to a driveway providing off-street parking which in turn leads to the double length garage. Second pedestrian pathway entrance with gated access leading down the right hand side into the rear garden and access to the front entrance door. The front garden is predominantly lawned set within a decorative rockery style wall housing a variety of bushes and shrubbery.

TO THE REAR
The rear garden is of a good overall proportion and is enclosed by timber fencing and hedgerows to the boundary line, offering a generous lawn section with planted borders housing a wide variety of specimen bushes, shrubs, trees and plants. Within the garden there is an external water tap point, pedestrian gated access leading back to the front, uPVC double glazed French doors then open into the double length garage.

DOUBLE LENGTH GARAGE
25'9" x 8'5" (7.86 x 2.58)
Electrically operated roller door to the front, double glazed French doors to the rear leading into the garden, 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. Continue in the direction of Bramcote before taking an eventual left hand turn onto Ewe Lamb Lane (after the 'Welcome to Bramcote' street sign). Take a right turn onto Marshall Drive and the property can be found on the right hand side, identified by our For Sale board.





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.