Robert Ellis

look no further. . .

Bramble Court
Sandiacre, Nottingham NG10 5QU

A WESTERMAN HOMES CONSTRUCTED THREE STOREY THREE BEDROOM TWO BATHROOM THREE TOILET MID TOWN HOUSE.

£249,995

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ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET THIS EXTREMELY WELL PRESENTED AND LOOKED AFTER WESTERMAN HOMES CONSTRUCTED THREE BEDROOM TWO BATHROOM THREE TOILET MID TOWN HOUSE SITUATED WITHIN THIS QUIET AND YET ESTABLISHED RESIDENTIAL CUL DE SAC LOCATION.

With accommodation over three floors, the ground floor comprises entrance hall providing access to the integral garage, with a useful understairs storage cupboard, ground floor WC and dual purpose sitting room/utility area. The first floor landing then provides access to the family breakfast kitchen and living room, the staircase rises to the top floor where three bedrooms, en-suite and bathroom facilities can be found.

The property also benefits from an upgrade to the electrical heating system, off-street parking, integral garage and generous enclosed gardens to the rear.

The property is located within this quiet yet established residential cul de sac location within easy reach of the nearby shopping facilities within the town itself and beyond to Stapleford and Long Eaton. There is also easy access to good schooling for all ages such as Ladycross, Cloudside and Friesland schools, whilst for those needing to commute there are good road networks nearby such as the A52 for Nottingham/Derby, Junction 25 of the M1 motorway and the Nottingham electric tram terminus situated at Bardills roundabout.

We believe that the property would make an ideal first time buy or family home and we highly recommend an internal viewing.

ENTRANCE HALL
19'1" x 6'0" (5.83 x 1.83)
Panel and double glazed front entrance door, turning staircase to the first floor with decorative spindle balustrade and useful understairs storage cupboard, alarm control panel, modern Smart electric radiator, meter cupboard with shelving and coat pegs, telephone point, internal access door to the garage and further doors to the WC and dual purpose sitting/utility room.

WC
7'8" x 3'4" (2.35 x 1.02)
Modern white two piece suite comprising push flush WC and wash hand basin with tiled splashbacks. Mains lighting point, extractor fan and Dimplex electric heater.

DUAL PURPOSE/UTILITY ROOM
14'4" x 10'3" (4.37 x 3.13)
Double glazed French doors, opening out to the rear garden, double glazed window to the rear (with fitted Roman blind), modern Smart electric radiator, fitted work bench with storage drawers, cabinets and overhead storage cupboards, open access to the utility area which comprises a dual base storage cupboard with roll top work surface space above incorporating single sink and draining board with mixer tap, tiled splashbacks, plumbing for washing machine, space for tumble dryer (or other under-counter appliance) and useful pantry storage cupboard.

FIRST FLOOR LANDING
Doors to dining kitchen and living room, wall mounted Dimplex heater and turning staircase with decorative spindle balustrade rising to the top floor.

DINING KITCHEN
14'7" x 14'2" (4.45 x 4.32)
The kitchen comprises a matching range of fitted base and wall storage cupboards with roll top work surfaces incorporating counter-level sink, draining board and mixer tap. Decorative tiled splashbacks, counter-level four ring hob with double oven beneath and extractor fan over, plumbing for dishwasher, space for fridge/freezer, ample space for dining table and chairs, two double glazed windows to the front (one of which with fitted slated blinds), tile effect flooring and modern Smart electric radiator.

LIVING ROOM
16'4" x 14'4" (5.00 x 4.37)
"L" shaped room with two double glazed windows to the rear, modern Smart electric radiator and media/broadband points.

SECOND FLOOR LANDING
Doors to all bedrooms and family bathroom. Loft access point via pulldown loft ladders to a partially boarded, lit and insulated loft space.

BEDROOM ONE
13'9" x 10'7" (4.20 x 3.24)
Double glazed window to the front, Dimplex wall mounted heater and a range of fitted bedroom furniture including wardrobes, drawers, bedside cabinets and overhead storage cupboards. Door to en-suite.

EN-SUITE
7'10" x 3'3" (2.41 x 1.00)
Three piece suite comprising separate tile and enclosed shower cubicle with mains shower, wash hand basin with tiled splashbacks and push flush WC. Double glazed window to the front (with fitted roller blind), extractor fan, Dimplex wall mounted heater, wall hung bathroom cabinet and dual wall mounted light and shaver point.

BEDROOM TWO
12'7" x 6'10" (3.84 x 2.10)
Double glazed window to the rear, Dimplex wall mounted heater and a range of fitted wardrobes.

BEDROOM THREE
10'6" x 7'2" (3.22 x 2.19)
Double glazed window to the rear and wall mounted Dimplex electric heater.

FAMILY BATHROOM
6'10" x 6'2" (2.09 x 1.89)
White three piece suite comprising panel bath with glass shower screen, tiled splashbacks and electric shower. There is a push flush WC and wash hand basin with tiled splashbacks. Wall mounted Dimplex heater, useful fitted bathroom cabinet and extractor fan.

OUTSIDE
To the front of the property there is a side-by-side block paved double driveway for off-street parking, access to the garage and front entrance door.

REAR GARDEN
Enclosed by timber fencing to the boundary lines offering a good sized entertaining patio area which leads onto a matching pathway providing access to the foot of the plot and pedestrian gated access for taking and removing bins and rear access. Within the garden there is a lawn section and planted borders housing a variety of bushes and shrubbery, with a timber storage shed situated at the foot of the plot. Within the garden there is an external water tap and lighting point.

GARAGE
18'4" x 7'10" (5.61 x 2.39)
Up and over door to the front, power and lighting points, internal access door back to the hallway.

DIRECTIONAL NOTE
From our Stapleford branch on Derby Road, proceed in the direction of Sandiacre, crossing the bridge onto Station Road. Continue along Station Road before taking a right hand turn onto Regent Street. Follow the bend in the road around to the left and take a left turn into the cul de sac of Bramble Court. The property can then be found on the right hand side identified by our For Sale board.

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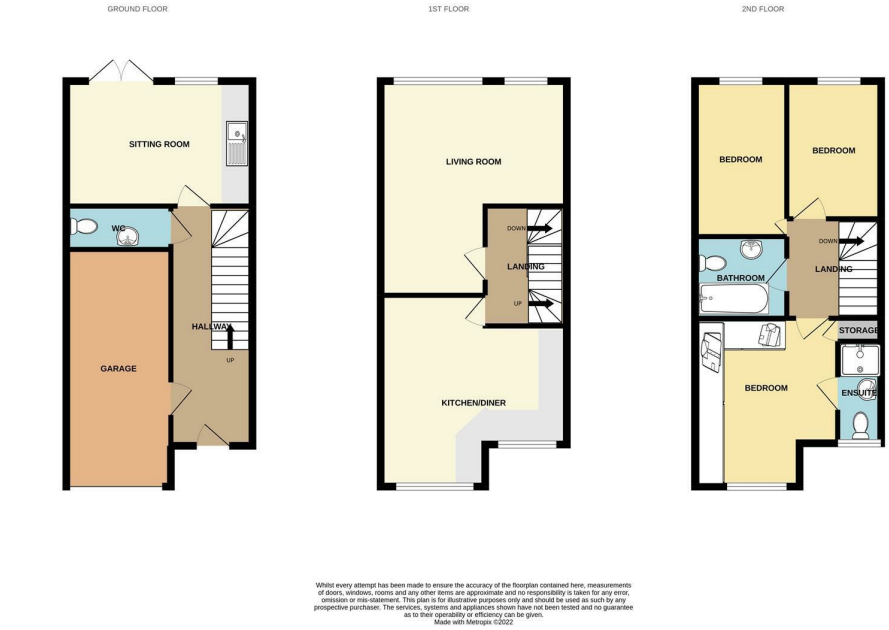

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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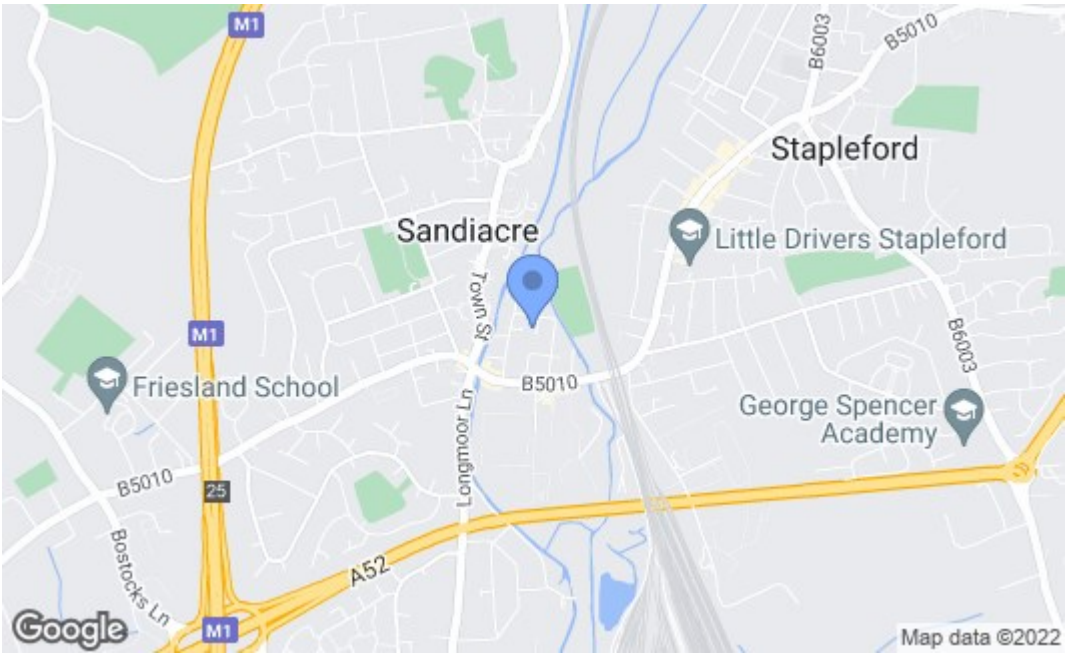

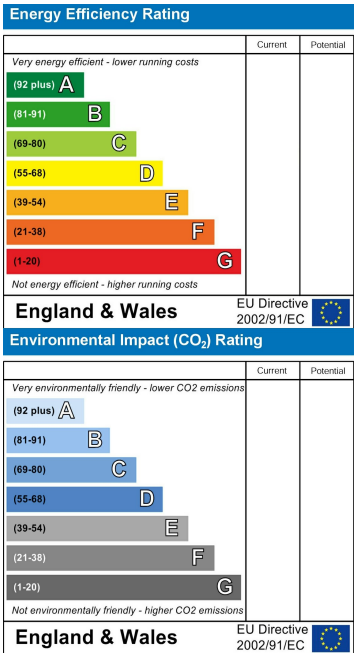

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

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