



Russley Road  
Bramcote, Nottingham NG9 3JE

**£295,000 Freehold**

A DETACHED THREE BEDROOM  
BUNGALOW OFFERED FOR SALE WITH  
NO UPWARD CHAIN.



ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET THIS DECEPTIVELY SPACIOUS THREE BEDROOM DETACHED BUNGALOW SITUATED IN THIS POPULAR AND ESTABLISHED RESIDENTIAL BRAMCOTE LOCATION OFFERED TO THE MARKET WITH NO UPWARD CHAIN.

With single level accommodation on a relatively flat level lying plot comprising entrance porch leading through to an inner hallway, spacious lounge/diner, kitchen, bathroom, separate WC, three bedrooms and a conservatory located off the rear bedroom.

The property also benefits from gas fired central heating from Baxi combination boiler for central heating and hot water purposes, solar panels, predominantly double glazed (or secondary glazing) throughout, off-street parking from a block paved driveway to the front, single garage, enclosed and generous garden space to the rear.

The property is located in this popular trio of roads in Bramcote, situated only a short distance from good transport links such as the A52, M1, tram services and i4 bus service.

There is also easy access to nearby shops, services and amenities in the neighbouring towns of Beeston and Stapleford. There is also easy access to outdoor countryside, including Bramcote Hills Park.

The property is situated on a generally level lying plot from the front drive into the bungalow. The rear garden is slightly tiered and due to its size would require an active garden enthusiast.

We believe the property will make an ideal downsize or retirement property and we highly recommend an internal viewing.



## ENTRANCE PORCH

8'11" x 4'8" (2.73 x 1.44)

uPVC panel and double glazed front entrance door from the driveway with double glazed windows to both the front and the side of the porch. Decorative exposed brickwork, wall light point, panel and glazed door into the inner hallway.

## INNER HALLWAY

9'1" x 4'3" (2.77 x 1.32)

Panel and glazed door leading from the porch, further Georgian-style panel and glazed door to the kitchen, inner door to lounge diner, radiator.

## LOUNGE/DINER

19'3" x 11'8" (5.88 x 3.56)

Double/secondary glazed picture window to the front (with fitted blinds), two additional windows (not double glazed) to the side, serving hatch to kitchen, media points, coving, two decorative ceiling roses, wall light points, two radiator, further door leading to the inner hallway.

## KITCHEN

12'0" x 10'11" (3.66 x 3.35)

Comprising a matching range of fitted base and wall storage cupboards and drawers, with granite style roll top work surfaces incorporating one and a half bowl sink unit with draining board and mixer tap. Fitted four ring gas hob with extractor over and oven beneath, decorative style splashbacks, plumbing and space for the washing machine and dishwasher, space for full height fridge/freezer, glass fronted crockery cupboards, secondary glazed window to the side, panel and glazed door to outside, radiator, spotlights and pantry with lighting and shelving.

## HALLWAY

9'3" x 3'9" (2.84 x 1.15)

Loft access point, boiler closet housing the gas fired combination boiler for central heating and hot water purposes. Doors to all bedrooms, bathroom and separate WC.

## BATHROOM

7'8" x 6'1" (2.34 x 1.86)

Three piece suite comprising curved bath with bath seat, mixer tap, handheld shower attachment and additional electric shower over, wash hand basin with mixer tap, low flush WC. Secondary glazed window to the side, radiator with attached towel rail and tiling to the walls.

## SEPARATE WC

7'10" x 2'4" (2.41 x 0.73)

Two piece suite comprising low flush WC, wash hand basin with hot and cold water feed. Window to the side, radiator.

## BEDROOM ONE

12'2" x 11'9" (3.72 x 3.59)

Two radiators either side of the panel and glazed door leading through to the conservatory with windows to either side of the door, fitted double wardrobe with matching overhead storage cupboard.

## CONSERVATORY

12'11" x 7'10" (3.95 x 2.41)

Brick and double glazed construction with double glazed French doors leading out to the rear garden with double glazed windows to either side of the doors, additional double glazed windows to the rear (all with fitted blinds), radiator, wall light points, telephone point, sloping ceiling.

## BEDROOM TWO

11'11" x 10'6" (3.65 x 3.22)

Secondary glazed window to the rear overlooking the rear garden, freestanding wardrobes, radiator, double wardrobe with shelving and hanging rail.

## BEDROOM THREE

8'9" x 7'3" (2.69 x 2.22)

Secondary glazed window to the side, radiator.

## OUTSIDE

To the front of the property there is a lowered kerb entry point providing access to a spacious block paved driveway providing ample off-street parking to the front, raised and planted flowerbeds and borders housing a variety of bushes and shrubbery, external lighting point, access to the garage, pedestrian access leading down the left hand side of the property.

## TO THE SIDE & REAR

The side garden offers a covered carport style area with personal access door to the garage, panel and glazed door into the kitchen, pedestrian access leading to the front, further pedestrian gated access which then opens out into the rear garden. The rear garden is split into various sections, with the lower section being predominantly paved with access points from the conservatory French doors, small raised lawn section with curved retaining wall linking to the upper level. Also on the lower area there is a timber storage shed or workshop, as well as a garden lean-to. Stepped access then raises to the main part of the garden itself which offers a split garden lawn, with planted borders housing a variety of bushes, shrubs, trees and plants. There is a pathway which provides access to the foot of the plot and in doing so you also pass a greenhouse. Within the rear garden there is an external water supply and lighting points.

## GARAGE

15'8" x 8'1" (4.80 x 2.48)

Up and over door to the front, personal access door to the rear, window to the side, power, lighting and electrical consumer box.

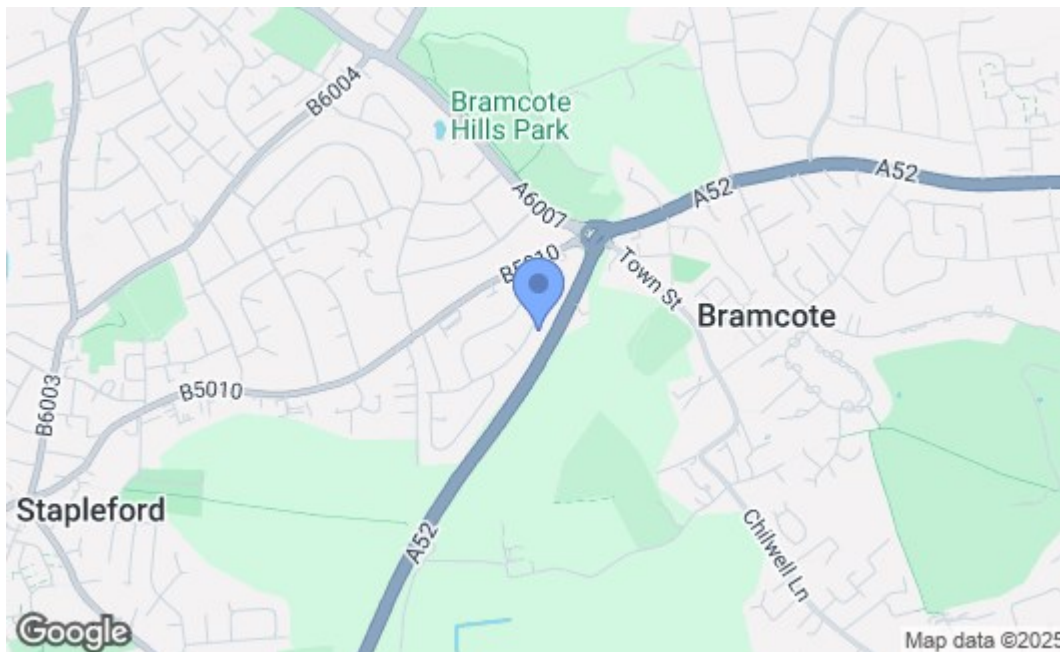
## DIRECTIONS

From our Stapleford Branch on Derby Road, proceed to the Roach traffic lights and continue straight over onto Nottingham Road. Heading in the direction of Bramcote island, take an eventual right hand turn just after the fireplace showroom, onto Russley Road. Follow the bend in the road to the right after the passing for Rufford Avenue, and the bungalow itself can be found on the left hand side, identified by our For Sale board.

## SOLAR PANELS

The property has the benefit of solar panels but at this stage we have no further information whether they are owned or leased by the property. We suggest your solicitor checks this information for you prior to completion.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		68	73
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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.