Robert Ellis

look no further. . .

21 Russley Road
Bramcote, Nottingham NG9 3JF

A TRADITIONAL HOFTON BUILT THREE BEDROOM BAY FRONTED SEMI DETACHED HOUSE

£265,000

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A TRADITIONAL HOFTON BUILT THREE BEDROOM BAY FRONTED SEMI DETACHED HOUSE.

Situated in this highly regarded residential suburb, this property boasts ample off-street parking, garage and generous rear gardens, laid mainly to lawn, offering a great place to relax, unwind and play. A fantastic location for families and commuter alike, as schools for all ages are within easy reach, as are many open spaces and parks, regular bus service and the A52 linking Nottingham, Derby and the M1 Motorway is a few minutes drive away.

This particularly well presented property comes to the market in ready to move into condition, with an upgraded gas central heating system served from a modern combination boiler, updated electrics and refitted stylish bathroom and separate w.c. The property is also double glazed and has a light and airy feel, with a through lounge/diner.

An internal viewing is highly recommended.

ENTRANCE HALL
Recently replaced composite double glazed front entrance door, double glazed window, radiator and stairs to the first floor.

LOUNGE
13'0" x 11'11" (3.98 x 3.65)
Living flame gas fire and surround, radiator, double glazed bay window to the front and contemporary luxury vinyl tile flooring which runs through from the hallway and also to the dining area. Partially open to dining area.

DINING ROOM
13'6" x 11'0" (4.13 x 3.36)
Radiator and double glazed patio door to rear garden.

KITCHEN
9'10" x 7'10" (3.02 x 2.4)
Incorporating a range of fitted wall, base and drawer units with work surfacing and single bowl sink unit with single drainer. Built-in electric oven, gas hob, plumbing and space for washing machine and dishwasher. Double glazed window, recently replaced composite double glazed rear exit door.

FIRST FLOOR LANDING
Radiator and double glazed window.

BEDROOM 1
15'5" x 12'0" (4.72 x 3.66)
Radiator and double glazed bay window to the front.

BEDROOM 2
11'7" x 10'11" (3.54 x 3.34)
Fitted wardrobe, radiator and double glazed window to the rear.

BEDROOM 3
8'5" x 6'11" (2.57 x 2.12)
Radiator and double glazed bay window to the front.

BATHROOM
Incorporating a modern and contemporary two piece suite comprising pedestal wash hand basin, twin end bath tub with mixer taps and thermostatic controlled shower over. Feature tiling to walls, heated towel rail, built-in airing cupboard housing wall mounted gas combination boiler (for central heating and hot water.) Double glazed window.

SEPARATE W.C.
Housing a modern low flush w.c. Double glazed window.

OUTSIDE
Front garden laid to lawn with flower beds. Driveway/car standing providing off-street parking for two cars and gates leading to a sectional concrete single garage. The rear garden is of a generous size, with patio area and steps leading to the main garden which offers an expansive area laid to lawn, flanked with mature flower and shrub borders.

DIRECTIONAL NOTE
From our Stapleford branch on Derby Road, proceed to The Roach traffic lights and continue over onto Nottingham Road, Stapleford. Follow the road along and continue as the road becomes Derby Road, Bramcote. Pass the small parade of shops and turn right by the fireplace showroom onto Russley Road. Follow the road round to the right where the property can be found on the right hand side, identified by our For Sale Board.

Ref: 7020ps

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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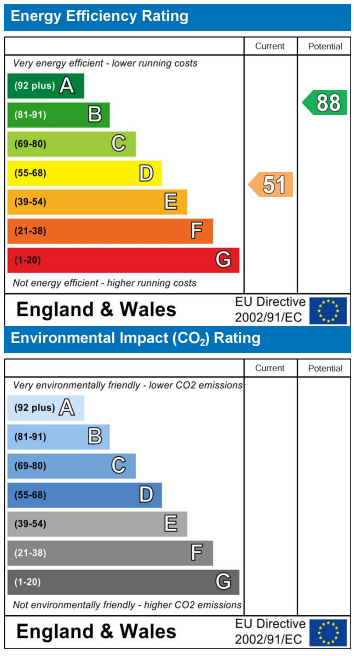

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

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