



**Penny Gardens**  
**Bramcote, Nottingham NG9 3TA**

**£315,000 Freehold**

A MODERN THREE DOUBLE BEDROOM  
TWO BATHROOM THREE TOILET  
DETACHED FAMILY HOUSE  
CONSTRUCTED BY HOFTON BUILDERS IN  
2019.





ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET THIS MODERN 2019 HOFTON CONSTRUCTED THREE DOUBLE BEDROOM, TWO BATHROOM, THREE TOILET DETACHED FAMILY HOUSE SITUATED WITHIN THIS POPULAR AND ESTABLISHED RESIDENTIAL POSTCODE LOCATION.

Tucked away in a small private development of four other similar properties just off Derby Road in Bramcote which is a highly regarded residential suburb, great for families and commuters alike.

The accommodation comprises an entrance hall, ground floor WC, spacious dining kitchen and front to back lounge to the ground floor. The first floor landing then provides access to three double bedrooms (principal bedroom with en-suite shower room) and family bathroom.

The property also benefits from gas fired central heating from combination boiler, double glazing, off-street parking for two cars and enclosed garden to the rear.

This surprisingly spacious property has all the benefits of a modern home with good level energy efficiency, and modern fixtures and fittings throughout.

The property is located within close proximity of excellent nearby schooling for all ages, shops, services and amenities within the nearby towns of Stapleford and Beeston. There is also easy access to Bramcote Leisure Centre, Bramcote Hills Park, and for those needing to commute there are good transport links nearby such as the A52 for Nottingham/Derby, Junction 25 of the M1 motorway and the Nottingham electric tram terminus situated at the Bardills roundabout.

We believe that the property will make an ideal family home and we therefore highly recommend an internal viewing.



## ENTRANCE HALL

7'3" x 6'8" (2.21 x 2.04)

A composite and double glazed front entrance door, double glazed window to the front, staircase rising to the first floor, radiator, alarm control panel. Doors to ground floor WC and kitchen.

## WC

6'0" x 3'0" (1.83 x 0.93)

Two piece suite comprising push flush WC, wash hand basin with tiled splashback, double glazed window to the front, radiator, extractor fan, tiled floor, spotlights.

## DINING KITCHEN

14'3" x 13'10" (4.36 x 4.22)

Equipped with a matching range of base and wall storage cupboards with roll top work surfaces incorporating four ring gas hob with extractor over and oven beneath, counter level one and a half bowl sink unit with draining board and central swan neck mixer tap. Plumbing for washing machine, integrated dishwasher and fridge/freezer, boiler cupboard housing the gas fired combination boiler (for central heating and hot water purposes), double glazed window to the rear (with fitted blinds), double glazed French doors opening out to the rear garden, tiled floor, radiator, spotlights, a further matching range of kitchen storage cabinets to the left hand wall.

## LOUNGE

20'5" x 12'2" (6.24 x 3.71)

A dual aspect room with double glazed box bay window to the front (with fitted blinds), double glazed French doors opening out to the rear garden with double glazed windows to either side of the doors (all with fitted blinds). Radiator, media points, useful understairs storage space.

## FIRST FLOOR LANDING

Double glazed window to the front, loft access point, useful storage cupboard. Doors to all bedrooms and bathroom.

## BEDROOM ONE

16'9" x 9'2" (5.12 x 2.80)

Double glazed window to the rear overlooking the rear garden (with fitted roller blind), radiator. Door to en-suite.

## EN-SUITE

9'11" x 3'8" (3.04 x 1.14)

Three piece suite comprising walk-in tiled shower cubicle with folding glass shower screen and dual attachment mains

shower, wash hand basin with tiled splashback, push flush WC. Double glazed window to the front, tiled floor, shaver point, spotlights, extractor fan, towel radiator.

## BEDROOM TWO

12'0" x 9'7" (3.66 x 2.93)

Double glazed window to the rear overlooking the rear garden (with fitted roller blind), radiator.

## BEDROOM THREE

12'0" x 6'11" (3.67 x 2.13)

Double glazed window to the rear overlooking the rear garden (with fitted roller blind), radiator.

## BATHROOM

6'1" x 6'0" (1.87 x 1.84)

Three piece suite comprising panel bath with glass shower screen, mixer tap and shower attachment over, wash hand basin, push flush WC. Wall hung ladder towel radiator, spotlights, extractor fan, tiled floor, shaver point, double glazed window to the front.

## OUTSIDE

To the front of the property there is a double side by side driveway providing off-street parking for two cars, decorative planted flowerbed, block paved pathway providing access to the front entrance door. The front also benefits from an electric vehicle car charging point, gated access into the rear garden.

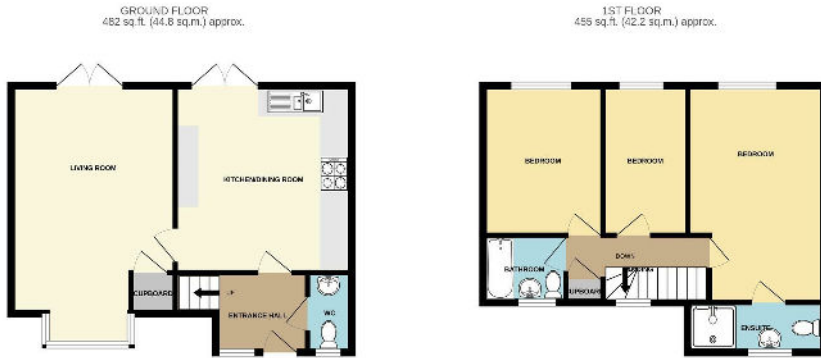
## TO THE REAR

The rear garden is enclosed by timber fencing to the boundary line and offers a lawned garden (ideal for families) with a good size timber storage shed, external water tap.

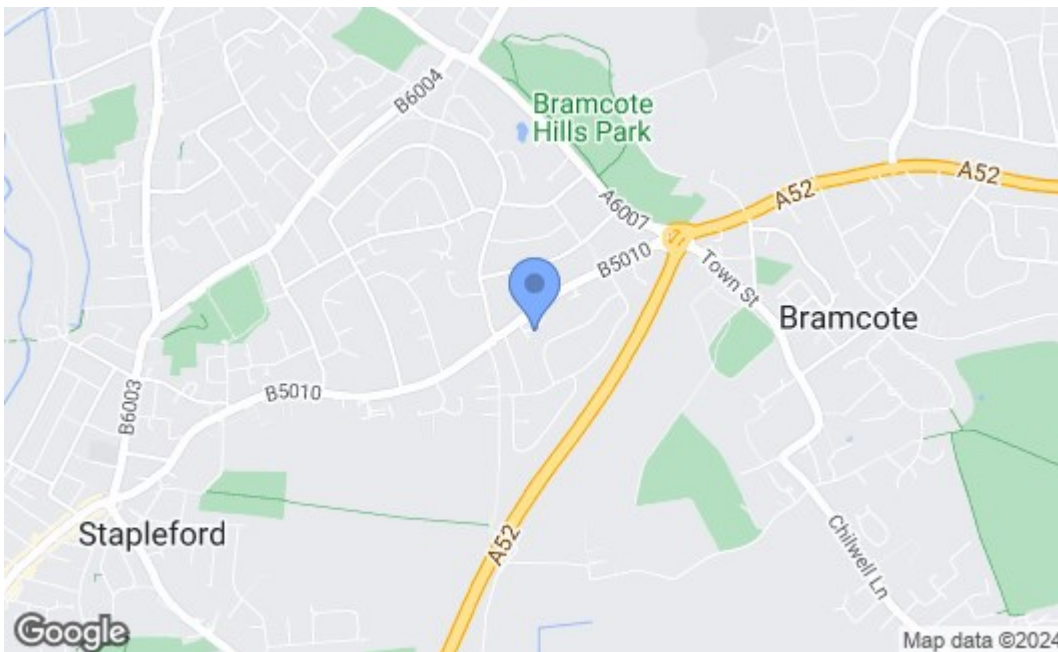
## DIRECTIONAL NOTE

From our Stapleford Branch on Derby Road, proceed to the Roach traffic lights and continue straight over onto Nottingham Road Stapleford. Continue onto Derby Road Bramcote and take a right hand turn by the side of the parade of shops incorporating HSL furniture onto Penny Gardens. You will find the row of five properties and Number 4 can be found on the left hand side. Ref: 8219





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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>94</b>
(81-91) <b>B</b>		<b>84</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b> EU Directive 2002/91/EC			
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b> EU Directive 2002/91/EC			

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