



Bramcote Drive,  
Beeston, Nottingham  
NG9 1AT

**£450,000 Freehold**





A 1970's three-bedroom, chalet-style detached house.

Offering a generous and versatile interior, with bedrooms to both ground and first floor level, this versatile home, offers great potential and is likely to appeal to a wide variety of potential purchaser.

In brief the internal accommodation comprises: spacious entrance hall, lounge, shower room, bedroom and open plan kitchen diner to the ground floor, rising to the first floor are two double bedrooms and a bathroom.

Outside the property has a drive to the front with the garage beyond, and primarily lawned gardens to both front and rear.

Occupying an enviable location within north-west Beeston, well placed for a wide range of local amenities including Beeston Town Centre and Excellent transport links, this great property is available to the market with chain free vacant possession.



### Entrance

A recessed porch shelters the wooden entrance door leading to the entrance hall.

### Entrance Hallway

With stairs off to the first floor landing, two radiators, and useful under stair cupboard.

### Sitting Room

20'9" x 13'10" (6.33m x 4.24m )

UPVC double glazed window, UPVC double glazed patio doors leading to the rear garden and two radiators.

### Shower Room

Fitted with a low level WC, pedestal wash hand basin, shower cubicle with mains control shower over, radiator, part tiled walls, extractor, and UPVC double glazed window.

### Bedroom/Reception Room

11'10" x 10'11" (3.61m x 3.35m )

Two fitted wardrobes, UPVC double glazed window and radiator.

### Kitchen Diner

21'2" x 8'4" (6.47m x 2.56m )

Fitted wall and base units, work surfacing with splashback, single sink and drainer with mixer tap, inset gas hob with air filter above and electric oven below, plumbing for a washing machine, two radiators, two UPVC double glazed windows and wooden door to the exterior.

### First Floor Landing

UPVC double glazed window, and airing cupboard housing the 'Veissmann' boiler.

### Bedroom One

13'11" x 11'11" (4.26m x 3.65m )

Two UPVC double glazed windows, radiator and eaves storage cupboard.

### Bedroom Two

11'10" x 10'11" (3.63m x 3.34)

Two UPVC double glazed windows, radiator, and eaves storage cupboard.

### Bathroom

10'2" x 8'2" maximum overall measurements (3.10m x 2.51m maximum overall measurements )

Fitted with a low level WC, bath, wash hand basin inset to vanity unit with mirror shaver point above, radiator, part tiled walls, UPVC double glazed window and loft hatch.

### Outside

To the front the property has a drive with the garage beyond, and a established garden with lawned shrubs and a hedged boundary. To the rear the property has a private and enclosed garden with patio, lawn, well stocked beds and borders, with shrubs and trees.

### Garage

19'4" x 9'11" (5.91m x 3.03m )

Up and over door to the front, pedestrian door to the side, window to the rear, light and power.

### Material Information:

Freehold

Property Construction: Brick

Water Supply: Mains

Sewerage: Mains

Heating: Mains Gas

Solar Panels: No

Building Safety: No Obvious Risk

Restrictions: None

Rights and Easements: None

Planning Permissions/Building Regulations: None

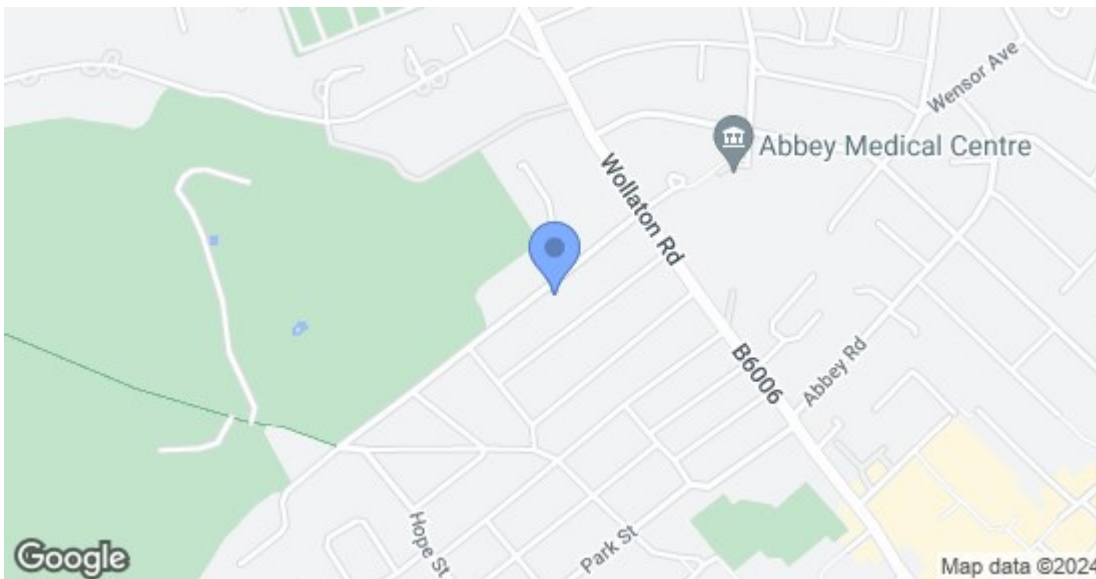
Accessibility/Adaptions: None

Has the Property Flooded?: No

### Disclaimer:

These details and Key facts 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. Full material information is available in hard copy upon request.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lowest running costs			
192 plus	A		
161-191	B		
129-160	C		
105-128	D		
82-104	E		
62-81	F		
45-61	G		
Not energy efficient - highest 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			
192 plus	A		
161-191	B		
129-160	C		
105-128	D		
82-104	E		
62-81	F		
45-61	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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