

# Robert Ellis

*look no further...*



Sloan Drive,  
Bramcote, Nottingham  
NG9 3GL

**£270,000 Freehold**

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A well proportioned and immaculately presented three-bedroom semi-detached house.

Offered to the market with the benefit of a range of modern fixtures and fittings throughout, gas fired central heating and double glazed windows, this property is found in a cul-de-sac location and is considered a great opportunity for a range of potential purchasers including young families and young professionals.

In brief the internal accommodation comprises entrance hall, lounge and open plan kitchen diner to the ground floor and to the first floor there are two good size double bedrooms, further single bedroom and family bathroom.

Outside the property benefits from a concrete drive with car standing and gated access to the side of the property leading to the garage, path to the front door and lawned area to the side. To the rear of the property there is a spacious patio area with steps leading to the lawned area beyond, stocked beds and borders and fenced boundaries.

Situated within a quiet and peaceful residential location close to a range of shops and amenities including schools and transport links, an early internal viewing of this immaculate property comes highly recommended.



### Entrance Hall

UPVC double glazed front door and window, wooden flooring, radiator, stairs to the first floor and door to:

### Lounge

13'6" x 12'5" approx (4.13m x 3.79m approx)

UPVC double glazed window to the front, under stairs storage cupboard, radiator and double doors to:

### Kitchen Diner

15'8" x 10'5" approx (4.78m x 3.18m approx)

With a range of modern wall, base and drawer units with tiled splashbacks, integrated fridge freezer, electric oven with gas hob and extractor fan over, laminate flooring, large double storage cupboard used as a pantry, radiator, two UPVC double glazed windows to the rear, UPVC double glazed door to the rear and spotlights.

### First Floor Landing

UPVC double glazed window to the side, loft hatch, doors to bedrooms and bathroom.

### Bedroom One

13'5" x 8'7" approx (4.09m x 2.64m approx)

With built-in wardrobes, UPVC double glazed window to the front and radiator.

### Bedroom Two

9'3" x 9'2" approx (2.82m x 2.8m approx)

Built-in airing/storage cupboard, UPVC double glazed window to the rear and radiator.

### Bedroom Three

10'5" reducing to 7'3" x 6'9" reducing to 3'7" (3.18m reducing to 2.21m x 2.06m reducing to 1.1m)

Built-in storage cupboard, UPVC double glazed window to the front and radiator.

### Bathroom

A white three piece suite comprising panelled bath with electric shower over, pedestal wash hand basin, low flush w.c., part tiled walls, obscure UPVC double glazed window to the rear, extractor fan and heated towel rail.

### Garage

15'8" x 7'9" approx (4.8m x 2.38m approx)

Up and over door and power.

### Outside

The property benefits from a concrete drive with car standing and gated access to the side of the property leading to the garage, path to the front door and lawned area to the side. To the rear of the property there is a spacious patio area with steps leading to the lawned area beyond, stocked beds and borders and fenced boundaries.

### 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.

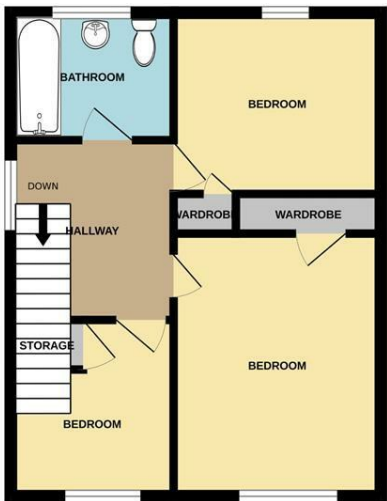
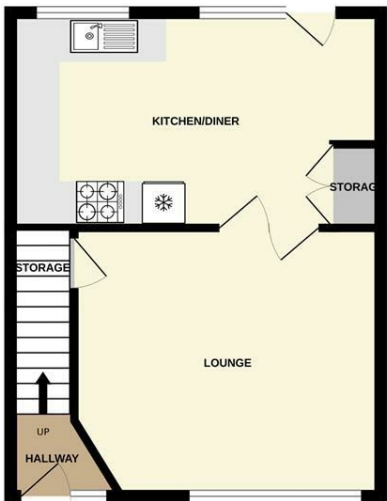




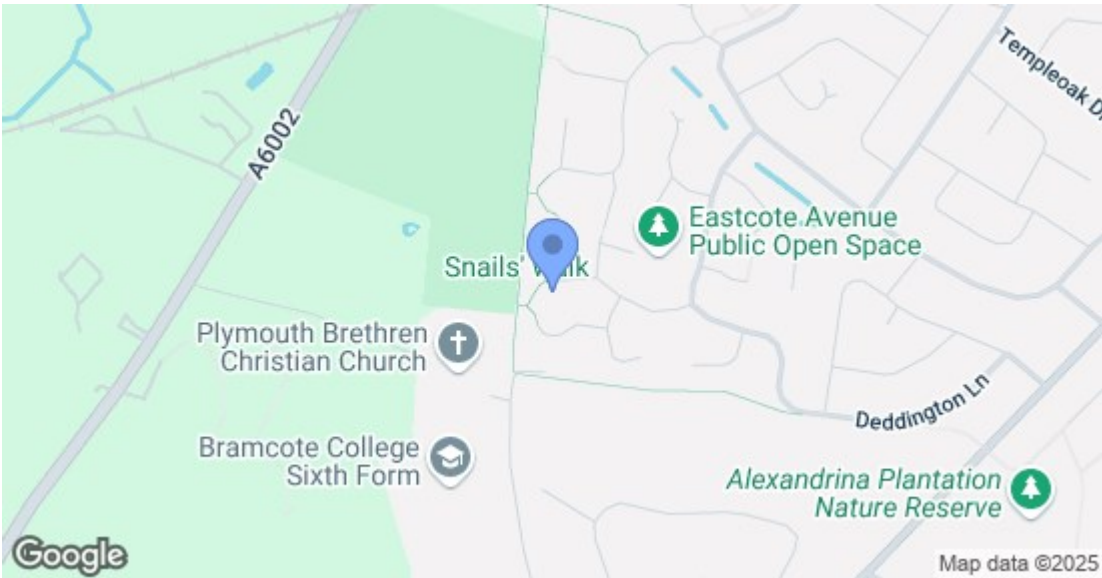


GROUND FLOOR

1ST FLOOR



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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		68
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales 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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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