



Sharnford Way,  
Bramcote, Nottingham  
NG9 3LZ

**£475,000 Freehold**



A well-proportioned four bedroom detached house with a garage.

Situated in this popular and convenient residential location, within easy reach of a variety of local shops and amenities including schools, transport links, the A52 and M1, this fantastic property is considered an ideal opportunity for a range of potential purchasers including growing families.

In brief the internal accommodation comprises: entrance hall, lounge, dining room, conservatory, kitchen, utility room, snug and WC, to the ground floor with a master bedroom with en-suite, a further two good sized double bedrooms, a single bedroom and bathroom to the first floor.

To the front of the property you will find a tarmac driveway with car standing for two, a lawned area with mature trees and shrubs, and gated side access leading to the well-maintained private and enclosed rear garden, which includes a patio overlooking the lawn beyond, mature trees and shrubs, stocked beds and borders and fence boundaries.

Having been upgraded by the current vendors, this great property is offered to the market with the benefit of ready to move in condition, light and airy versatile living space and UPVC double glazing and gas central heating throughout, and must be viewed in order to be fully appreciated.



### Entrance Hall

UPVC double glazed entrance door with flanking window, stairs to the first floor, radiator, useful under stairs storage cupboard, and doors to the utility room, WC, snug and lounge.

### Lounge

16'5" x 13'10" (5.02m x 4.24m)

A carpeted reception room with gas fire with Adam-style mantle, UPVC double glazed window to the front, radiator, and opening into the dining room.

### Dining Room

9'8" x 9'3" (2.97m x 2.82m)

A carpeted reception room with radiator, door to the kitchen and double glazed sliding door to the conservatory.

### Conservatory

11'10" x 11'1" (3.63m x 3.39m)

A carpeted conservatory with UPVC double glazed door to the side and UPVC double glazed windows all around,

### Kitchen

10'4" x 9'3" (3.17m x 2.82m)

With a range of wall, base and drawer units, work surfaces, one and half bowl sink with drainer and mixer tap, tiled splashback, integrated electric oven with gas hob and aluminium splashback with extractor fan over, laminate flooring, integrated dishwasher, radiator, UPVC double glazed window to the rear, and an opening into the utility room.

### Utility Room

7'9" x 7'3" (2.37m x 2.22m)

With wall and base units, work surfaces, plumbing for a washing machine, space for a fridge freezer, UPVC double glazed window to the rear and UPVC double glazed door to the side.

### WC

Fitted with a low level WC, wall mounted wash hand basin, tiled flooring and splashback, and UPVC double glazed window to the side.

### Snug

13'2" x 7'11" (4.02m x 2.42m)

A carpeted reception room with UPVC double glazed window to the front, radiator and spot lights.

### First Floor Landing

With loft hatch, airing cupboard housing the hot water cylinder, and doors to the bathroom and four bedrooms.

### Bedroom One

14'1" x 11'4" (4.31m x 3.47m)

A carpeted double bedroom with fitted wardrobes, radiator, two UPVC double glazed windows to the front and door to the en-suite.

### En-Suite

Incorporating a three piece suite comprising: shower, wall mounted wash hand basin, low level WC, tiled walls, radiator and UPVC double glazed window to the front.

### Bedroom Two

11'0" x 9'9" (3.37m x 2.99m)

A carpeted double bedroom with fitted wardrobes, UPVC double glazed window to the rear and radiator.

### Bedroom Three

10'1" x 8'3" (3.08m x 2.54m)

A carpeted double bedroom with fitted wardrobes, UPVC double glazed window to the rear and radiator.

### Bedroom Four/Study

8'10" x 6'7" (2.7m x 2.01m)

A carpeted room with UPVC double glazed window to the rear, radiator and fitted desk and cupboards.

### Shower Room

A wet room incorporating a shower, wall mounted wash hand basin, low level WC, heated towel rail, UPVC double glazed window to the side, and extractor fan.

### Outside

To the front of the property you will find a tarmac driveway with car standing for two, a lawned area with mature trees and shrubs, and gated side access leading to the well-maintained private and enclosed rear garden, which includes a patio overlooking the lawn beyond, mature trees and shrubs, stocked beds and borders and fence boundaries.

### Garage

16'10" x 8'3" (5.13m x 2.51m)

With electric roll up door, power and UPVC double glazed door to the rear.

### 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

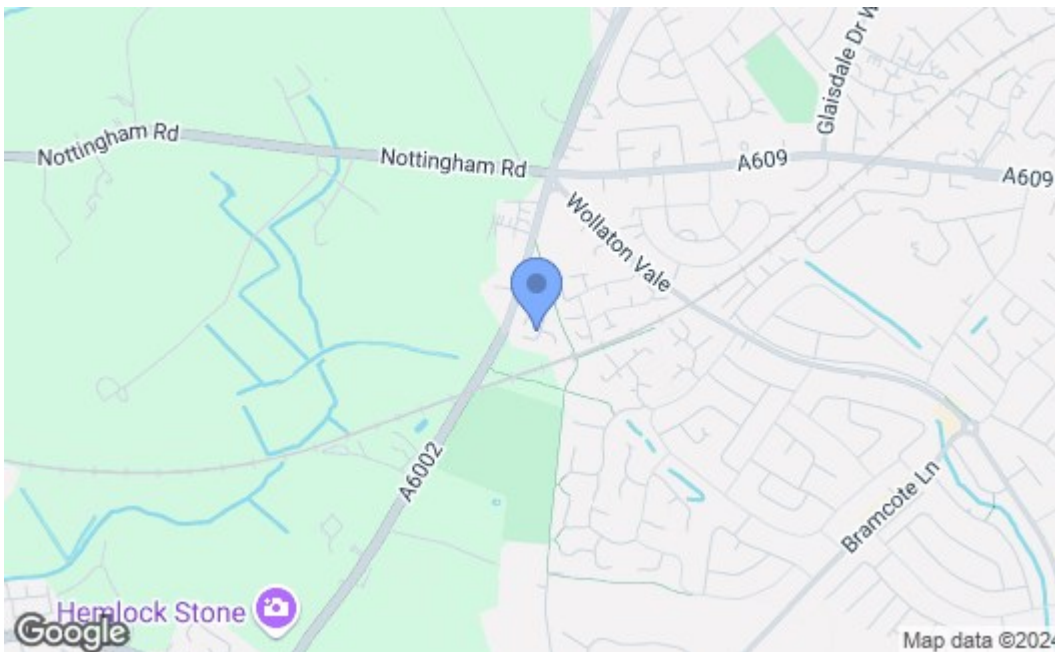
Accessibility/Adaptions: None

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 - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		67	79
<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) 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	

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