



Bramcote Avenue,
Chilwell, Nottingham
NG9 4DW

£285,000 Freehold



Located in the sought-after area of Bramcote Avenue, Beeston, Nottingham, this delightful end-terrace house presents an excellent opportunity for families and first-time buyers alike. The property boasts three well-proportioned bedrooms, providing ample space for relaxation and rest. The generous open plan lounge diner is inviting and serves as a perfect gathering space for family and friends, ideal for both entertaining and quiet evenings at home.

The house features a conveniently located bathroom, ensuring that daily routines are both comfortable and efficient. With parking available for two vehicles, you will find it easy to come and go, adding to the convenience of this lovely home. Gated access leads to the generous private and enclosed well maintained rear garden with detached garage.

Beeston is known for its vibrant community and excellent local amenities, including shops, schools, and parks, making it a desirable location for those seeking a balanced lifestyle. This property offers a wonderful blend of comfort and practicality, making it a perfect choice for anyone looking to settle in this appealing area. Don't miss the chance to make this charming house your new home.



Entrance Hall

UPVC double glazed entrance door with flanking window, laminate flooring, radiator, stairs to the first floor, and door to the lounge diner.

Lounge Diner

20'0" x 10'1" (6.12m x 3.08m)

Laminate flooring, two radiators, UPVC double glazed window to the front and rear, gas fire with Adam-style mantle, and door to the kitchen breakfast room.

Kitchen Breakfast Room

14'9" reducing to 8'3" x 12'4" reducing to 9'1" (4.5m reducing to 2.53m x 3.78m reducing to 2.77m)

Fitted with a range of wall, base and drawer units, work surfaces, one and half bowl sink and drainer unit with mixer tap, integrated double electric oven with gas hob, and extractor fan over, tiled flooring and splashbacks, plumbing for a washing machine and dishwasher, space for a fridge freezer, radiator, breakfast bar, spotlights, UPVC double glazed window to the front and rear, and window to the side, and a UPVC double glazed door to the rear.

First Floor Landing

With loft hatch, and doors the bathroom and three bedrooms.

Bedroom One

20'0" x 9'1" (6.11m x 2.78m)

A carpeted double bedroom with UPVC double glazed window to the front and rear, and two radiators.

Bedroom Two

10'4" x 9'2" (3.15m x 2.81m)

Laminate flooring, radiator, UPVC double glazed window to the front, and built in storage cupboard.

Bedroom Three

10'7" x 7'3" (3.23m x 2.22m)

Laminate flooring, UPVC double glazed window to the rear and radiator.

Bathroom

Incorporating a three-piece suite comprising: panelled bath with shower over, pedestal wash hand basin, WC, tiled

splashbacks, vinyl flooring, heated towel rail, two UPVC double glazed windows to the rear, and spotlights.

Outside

To the front of the property you will find a concrete driveway for off-road parking, a low maintenance gravelled area, and gated side access leading to the generous well maintained rear garden, which includes a patio overlooking the lawn beyond, useful storage shed, a detached garage, and fence 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:

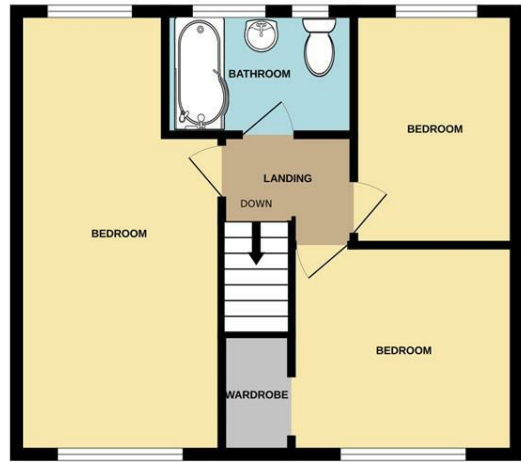
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GROUND FLOOR

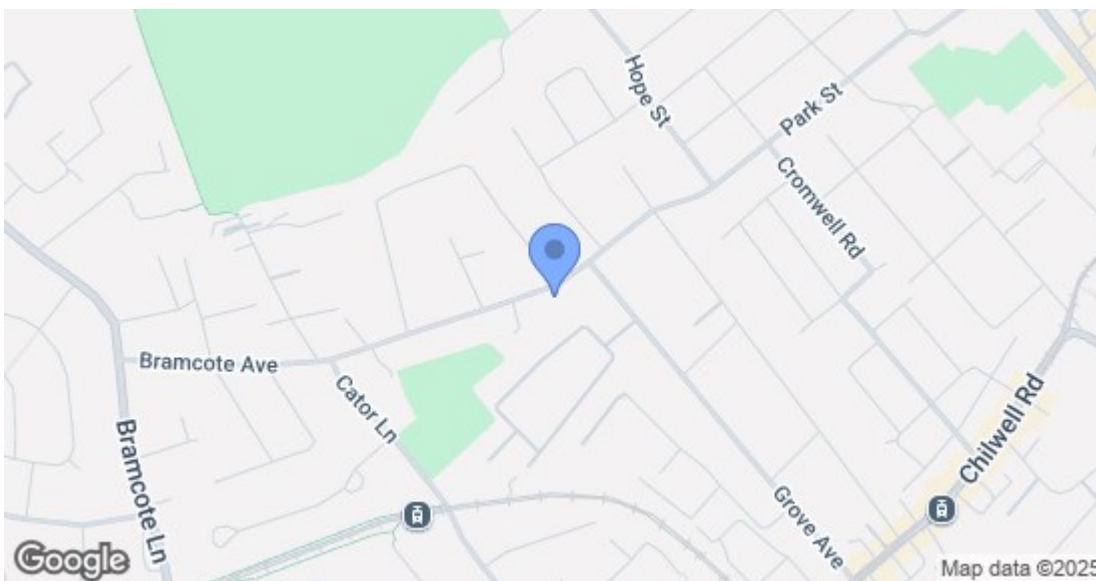


1ST FLOOR



35 BRAMCOTE AVENUE, BEESTON

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			86
(81-91) B			
(69-80) C			
(55-68) D		64	
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
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