



Bramwell Drive,
Bramcote, Nottingham
NG9 3ST

£530,000 Freehold



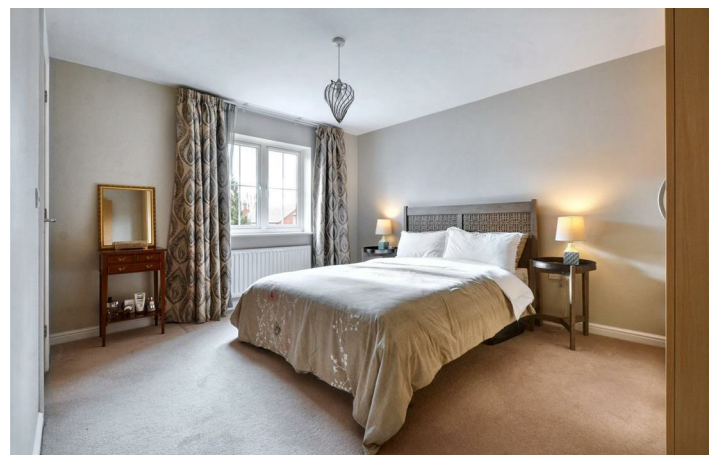
Situated just a short walk from Alderman White School, you are well positioned with a wealth of local amenities on your doorstep including shops, public houses, healthcare facilities, restaurants, and transport links.

This bright and airy property would be considered an ideal opportunity for a large variety of buyers including growing families or anyone looking to relocate to Bramcote.

In brief the internal accommodation comprises; an entrance hall, large open plan living dining room, kitchen, utility room, versatile second reception room and downstairs WC. Then rising to the first floor are four double bedrooms, main bedroom en-suite and family bathroom.

Outside the property to the front is a lawned space, with mature shrubs and driveway leading to a detached garage. The enclosed rear garden is primarily lawned with a paved seating area.

Having been incredibly well maintained by the current vendors, this delightful property is offered to the market with the advantage of gas central heating and UPVC double glazing throughout, and is well worthy of an early internal viewing.



Entrance Hall

Composite door through to a welcoming entrance hall with laminate flooring, radiator, and access to a useful storage cupboard.

Open Plan Living Dining Room

23'10" x 16'11" (7.28m x 5.16m)

Large L shaped reception room, with carpeted flooring, three radiators, four UPVC double glazed windows and (including a large bay window), and French doors to the rear garden.

Second Reception Room

10'8" x 9'5" (3.26m x 2.88m)

Ideal for dining room or study, with carpeted flooring, radiator and UPVC double glazed windows to the front and side aspect

Kitchen

14'9" x 7'5" (4.50m x 2.27m)

A range of wall and base units with quartz work surfacing over, one and a half bowl sink with mixer tap, inset electric induction hob with extractor fan above and integrated electric double oven, dishwasher, and fridge freezer. Tiled flooring and UPVC double glazed window to the side and rear aspect.

Utility Room

5'10" x 5'8" (1.80m x 1.75m)

Base units with quartz work surfacing over, inset sink with mixer tap, space and fittings for freestanding appliances to include washing machine and dryer, wall mounted boiler, UPVC double glazed window to the side aspect, heated towel rail, and composite door to the driveway.

Downstairs WC

Wash hand basin, with tiled splashback, low flush WC and heated towel rail.

First Floor Landing

A carpeted landing with radiator, access to the loft hatch and useful linen cupboard with power socket.

Bedroom One

13'7" x 10'10" (4.16m x 3.31m)

Carpeted double bedroom, with radiator, fitted wardrobe and UPVC double glazed window to the front aspect. Access to the en-suite.

En-Suite

Incorporating a three-piece suite comprising low flush WC, pedestal wash hand basin, walk in mains power shower, part tiled walls, heated towel rail, laminate flooring, extractor fan, and UPVC double glazed window to the front aspect.

Bedroom Two

12'10" x 11'0" (3.92m x 3.36m)

A carpeted double bedroom, with radiator, fitted wardrobe and UPVC double glazed window to the front aspect.

Bedroom Three

10'10" x 9'8" (3.31m x 2.97m)

A carpeted double bedroom, with radiator and UPVC double glazed window to the side aspect.

Bedroom Four

10'11" x 10'10" (3.35m x 3.32m)

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

Bathroom

Incorporating a three-piece suite comprising low flush WC, pedestal wash hand basin, bath with shower taps fittings, part tiled walls, heated towel rail, UPVC double glazed window to the rear aspect and extractor fan.

Outside

To the front of the property is a lawned garden with mature shrubs, footpath to the front door and driveway with ample off-street parking for multiple cars in tandem leading to a detached garage. The enclosed rear garden is not overlooked, and has gated access to the driveway. It consists of a paved seating area, lawn, mature trees, and well maintained shrubs.

Garage

18'0" x 8'5" (5.51m x 2.59m)

Up and over door to the driveway and side door to the rear garden, with lighting and power points.

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

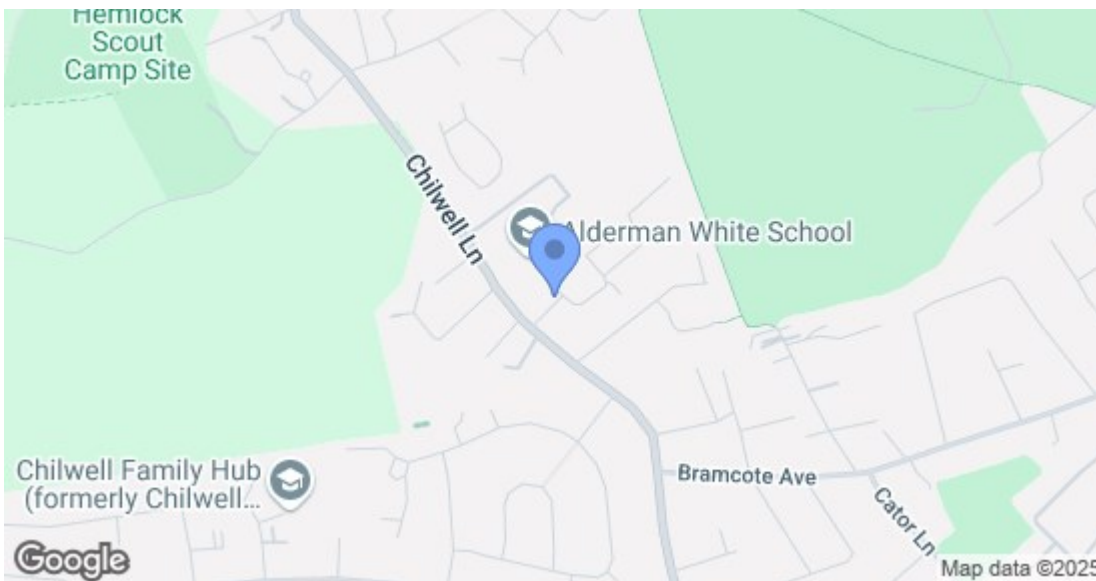
Accessibility/Adaptions: None

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			89
(81-91) B		77	
(69-80) C			
(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 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			
England & Wales		EU Directive 2002/91/EC	

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