Robert Ellis

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Wembley Gardens, Bramcote, Nottingham NG9 3FE

£260,000 Freehold





Situated on Wembley Gardens, Bramcote, Nottingham, this delightful semi-detached house presents an excellent opportunity for families and first-time buyers alike.

The property boasts a well-proportioned reception room, three inviting bedrooms, there is ample space for rest and relaxation, making it an ideal home for those seeking comfort and convenience. The bathroom is thoughtfully designed, catering to the needs of modern living.

Additionally, the property offers parking with a driveway, and a detached garage, ensuring that you have a secure space for your car. The surrounding area is known for its friendly community and access to local amenities, including shops, schools, and parks.

Offered to the market with the benefit of no upward chain, an early internal viewing comes highly recommended in order to be fully appreciated.





Porch

UPVC double glazed entrance door with flanking window, UPVC double glazed window to the side, laminate flooring, radiator, and door to the lounge.

Lounge

14'5" × 13'10" (4.41m × 4.23m)

A carpeted reception room with stairs to the first floor, radiator, UPVC double glazed window to the front and side, electric fire with Adam-style mantle, and a door to the kitchen diner.

Kitchen Diner

 $14'7" \times 10'4" (4.47m \times 3.15m)$

Fitted with a range of wall, base and drawer units, work surfaces, sink and drainer unit with mixer tap, integrated double electric oven with inset gas hob and air filter over, integrated fridge freezer, washing machine, and dishwasher, tiled splashbacks, laminate flooring, useful under stairs storage cupboard, radiator, and UPVC double glazed door with flanking windows to the rear.

First Floor Landing

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

Bedroom One

 $15'8" \times 8'3" (4.8m \times 2.53m)$

UPVC double glazed window to the front, radiator, laminate flooring, and a built-in storage cupboard housing the Glow Worm combination boiler.

Bedroom Two

 $9'1" \times 8'3" (2.79m \times 2.53m)$

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

Bedroom Three

 $7'6" \times 6'0" (2.3m \times 1.83m)$

UPVC double glazed window to the front, carpet flooring, radiator, and a useful built-in storage cupboard.

Bathroom

Incorporating a three-piece suite comprising: panelled bath with rainfall effect shower over, wash-hand basin inset to

vanity unit, low-level WC, tiled flooring and walls, UPVC double glazed window to the rear, spotlights, radiator, and extractor fan.

Garage

Up and over garage door to the front, window to the side, and pedestrian door to the side.

Outside

To the front of the property you will find a lawned garden with mature trees and shrubs, a concrete driveway providing off-road parking, and gated side access leading to the private and enclosed rear garden, which includes a paved patio overlooking the lawn beyond, a range of mature trees and shrubs, stocked orders 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:

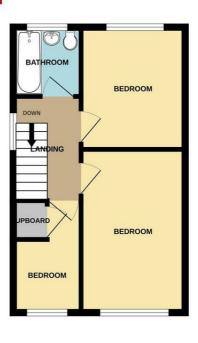
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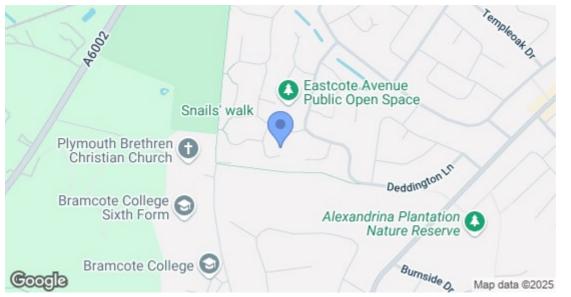


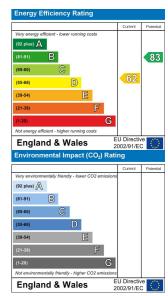


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