



Bramble Court
Sandiacre, Nottingham NG10 5QU

A THREE/FOUR BEDROOM, THREE STOREY
MID TOWN HOUSE.

£250,000 Freehold



A surprisingly spacious four bedroom three storey modern town house.

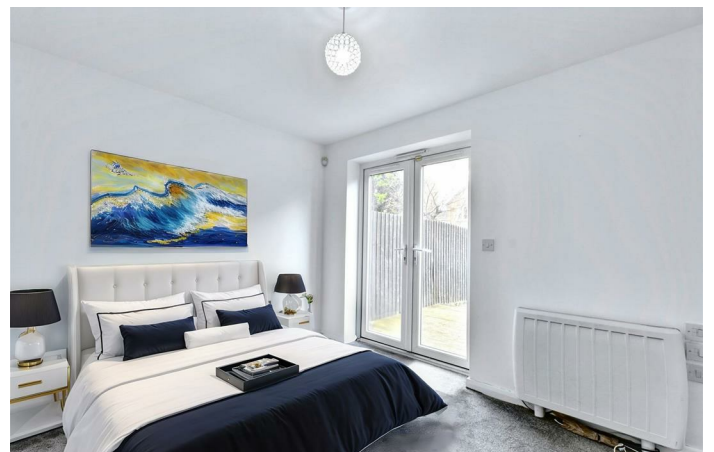
This property comes to the market with NO UPWARD CHAIN and offers fantastic flexible accommodation, great for growing families and also those looking to work from home.

With accommodation over three floors, the layout comprises an entrance hall with stairs to the first floor, courtesy door to the integral garage, door to a ground floor bedroom which has an en-suite shower room, French doors lead to the rear garden. This could also be used as a home office, second sitting room, etc. To the first floor is the living accommodation with open plan kitchen/diner and living room. To the second floor are three bedrooms, the principal with en-suite shower room, and family bathroom.

The property is electrically heated and has the benefit of double glazed windows throughout. There is a partially boarded loft with light and ladder. As well as the integral single garage to the front, the property enjoys off-street parking and a courtyard to the rear.

The property is situated in a popular and convenient location within walking distance of local amenities, including independent and national retailers such as Lidl and Co-Op. There is a regular bus service close by linking Nottingham and Derby, and for those looking to commute further afield, the A52 (again for Nottingham and Derby) and Junction 25 of the M1 motorway are a few minutes drive away.

Offered for sale with NO CHAIN and currently vacant, an internal viewing is recommended to appreciate the accommodation on offer.



ENTRANCE HALL

Composite double glazed front entrance door, heater, stairs to the first floor. Doors to garage and bedroom four.

BEDROOM TWO

3.34 x 2.74

A flexible room that could be used as a bedroom, study, playroom or additional sitting room. This room enjoys aspects over the rear garden. Electric night storage heater and double glazed French doors leading into the rear garden. Door to en-suite.

EN-SUITE

Incorporating a three piece suite comprising wash hand basin, low flush WC and shower cubicle, double glazed window.

FIRST FLOOR LANDING

Stairs leading to the second floor. Doors to lounge and dining kitchen.

LOUNGE

4.38 reducing to 2.14 x 3.14 increasing to 4.49
Heater, double glazed windows to the rear.

DINING KITCHEN

4.35 x 4.03 overall

Range of fitted wall, base and drawer units with work surfacing and inset stainless steel sink unit with single drainer. Built-in electric oven, hob and extractor hood over. Plumbing for washing machine or dishwasher, table and chair space, heater, double glazed windows to the front.

SECOND FLOOR LANDING

Heater. Doors to bedrooms and family bathroom.

BEDROOM ONE

3.28 x 3.25

Wall mounted electric heater, double glazed window to the front. Door to en-suite.

EN-SUITE

Incorporating a three piece suite comprising wash hand basin, low flush WC and shower cubicle, double glazed window.

BEDROOM THREE

3.18 x 2.14

Double glazed window to the rear.

BEDROOM FOUR

2.14 x 3.15 reducing to 2.40

Double glazed window to the rear.

FAMILY BATHROOM

Incorporating a three piece suite comprising wash hand basin, low flush WC, bath.

OUTSIDE

To the front is a small open plan garden and a limited depth driveway leading to a garage. The rear garden is enclosed, virtually South facing, with decked area and lawn. There is a pathway leading to the foot of the plot where there is a gate leading to a rear courtyard and a designated car parking bay for the property.

GARAGE

5.97 x 2.45

Up and over door to the front, light, power, plumbing for washing machine. Door giving access to hallway.

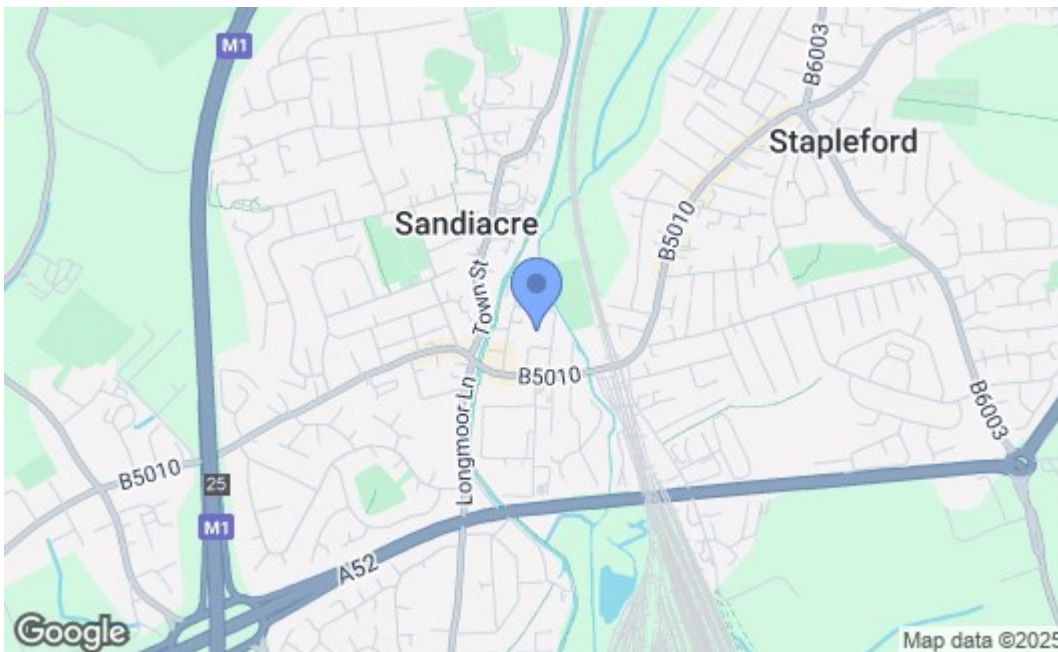
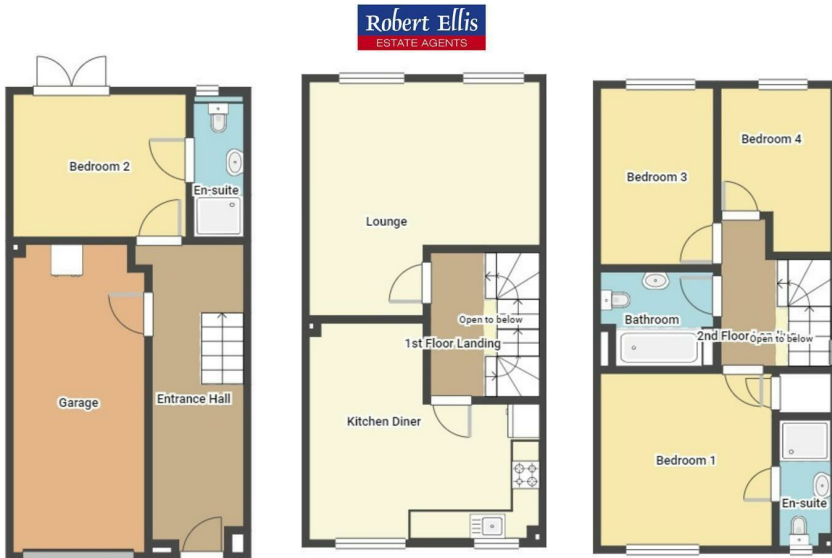
DIRECTIONS

From our Stapleford Branch on Derby Road, proceed in the direction of Sandiacre. Proceed over the bridge onto Station Road, Sandiacre. After the bridge, turn second right onto Regent Street and follow the road to the end. Turn left onto Cross Street, turn left again onto Bramble Court where the property can be found at the head of the cul de sac.

AGENTS NOTE

Some of the internal images have virtual staging to give an impression of how to furnish the property.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			82
(69-80) C			
(55-68) D		58	
(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	

These details 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.