



**Bramble Court**  
**Sandiacre, Nottingham NG10 5QU**

**£225,000 Freehold**

A THREE BEDROOM TWO BATHROOM  
THREE TOILET MID TOWN HOUSE  
OFFERED FOR SALE WITH NO UPWARD  
CHAIN.





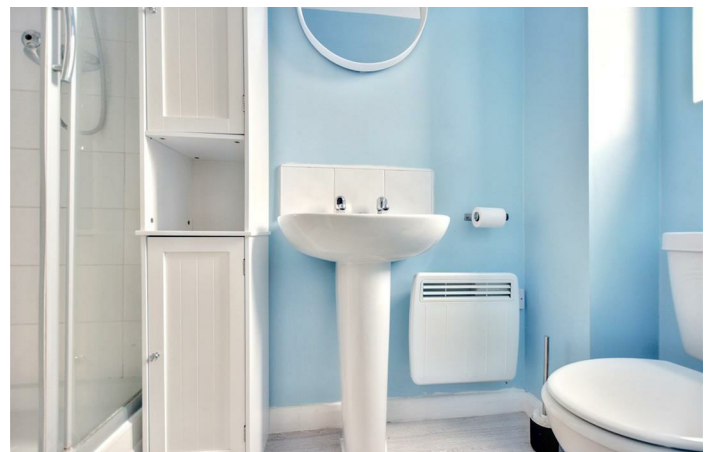
ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET THIS WESTERMAN HOMES CONSTRUCTED THREE STOREY, THREE (POTENTIALLY FOUR) BEDROOM, TWO BATHROOM, THREE TOILET MID TOWN HOUSE SITUATED WITHIN THIS POPULAR AND ESTABLISHED RESIDENTIAL LOCATION.

With accommodation over three floors, the ground floor comprises a generous and spacious welcoming entrance hallway, spacious ground floor WC and ground floor sitting room/office/utility room which in other properties has also been divided up to create a ground floor fourth bedroom (if required). The first floor landing then provides access to the two main reception areas with the breakfast dining kitchen to the front and the "L" shaped living room to the rear. A further staircase rises from the first floor landing to the top floor which provides access to all three bedrooms (principal bedroom with en-suite), and family bathroom.

The property also benefits from electric heating throughout, off-street parking for two cars to the front, integral garage with access from the hallway, and an enclosed garden space to the rear.

The property sits favourably within close proximity of excellent nearby transport links to and from the surrounding areas, such as the A52 for Nottingham/Derby, Junction 25 of the M1 motorway and the Nottingham electric tram terminus situated at Bardills roundabout. There is also easy access to a vast array of nearby schooling for all ages, both within Stapleford and Sandiacre, catering for ages from nursery through to college. For those looking for shopping facilities and amenities, these can be found in Sandiacre itself, as well as the neighbouring towns of Stapleford and Long Eaton.

Due to the overall space of the property, we believe this would make an ideal family home, as well as first time buyers. We highly recommend an internal viewing.



### ENTRANCE HALL

18'11" x 6'0" (5.78 x 1.83)

Panel and double glazed front entrance door, electric heater with display cabinet, laminate flooring, turning staircase rising to the first floor with decorative wood spindle balustrade, useful understairs storage cupboard, further doors linking the WC, ground floor sitting room/office/utility, and into the garage.

### GROUND FLOOR WC

8'5" x 3'3" (2.57 x 1.01)

Modern white two piece suite comprising push flush WC and wash hand basin with tiled splashbacks. Wall mounted electric heater, lighting point and extractor fan.

### GROUND FLOOR SITTING

#### ROOM/BEDROOM/OFFICE/UTILITY

14'3" x 9'7" (4.36 x 2.94)

This room could be set up and used in many different ways. Currently an open room, ideal as a ground floor sitting room or office space, with double glazed French doors opening out to the rear garden, double glazed window to the rear (with fitted blinds) and electric heater. To one wall, there is a range of fitted utility storage cupboard with granite effect work surfacing incorporating single sink and draining board with central mixer tap and tiled splashbacks. Plumbing for the washing machine and extractor fan.

### FIRST FLOOR LANDING

Doors to both the living room and the dining kitchen, continuation of the decorative wood spindle balustrade, turning staircase rising to the top floor, laminate flooring, Dimplex electric heater.

### LIVING ROOM

16'10" x 14'4" (5.14 x 4.37)

Two double glazed windows to the rear, electric heater with display cabinet, media points.

### DINING KITCHEN

14'7" x 14'3" (4.47 x 4.35)

The kitchen comprises a matching range of fitted base and wall storage cupboards and drawers, with granite effect roll top work surfaces incorporating single sink and draining board with central mixer tap and tiled splashbacks. Fitted four ring hob with extractor over and oven beneath, plumbing and space for under-counter kitchen appliance, two double glazed windows both to the front (with fitted blinds), ample space for dining table and chairs, Dimplex electric heater.

### SECOND FLOOR LANDING

Doors to all bedrooms and bathroom. Matching laminate flooring to the first floor landing, decorative wood spindle balustrade and loft access point to a semi boarded, lit and insulated loft space.

### BEDROOM ONE

13'10" x 10'8" (4.22 x 3.26)

Double glazed window to the front, Dimplex electric heater, TV point, door to en-suite. Useful storage cupboard which also houses the Dimplex airing cupboard cylinder.

### EN-SUITE SHOWER ROOM

8'0" x 3'7" (2.46 x 1.11)

Three piece suite comprising walk-in tiled shower cubicle with mains shower and sliding shower screen/door, wash hand basin with tiled splashbacks and push flush WC. Double glazed window to the front, extractor fan and laminate effect style flooring.

### BEDROOM TWO

11'9" x 6'11" (3.59 x 2.13)

Double glazed window to the rear (with fitted blinds), Dimplex electric heater.

### BEDROOM THREE

8'7" x 7'0" (2.62 x 2.14)

Double glazed window to the rear, Dimplex electric heater.

### BATHROOM

7'1" x 6'3" (2.16 x 1.93)

Three piece suite comprising bath with glass shower screen, central mixer tap and shower over, push flush WC and wash hand basin with tiled splashback. Tiling to the walls, wall mounted double mirror fronted bathroom cabinet, extractor fan, wall mounted electric heater.

### OUTSIDE

To the front of the property there is a double width side-by-side block paved driveway providing off-street parking for two cars. Access to the front entrance door and the garage via the up and over door to the front. To the front of the property there is an external water tap and lighting point.

### TO THE REAR

The rear garden is enclosed by timber fencing to the boundary lines including rear access gate which is used to take the bins out on a weekly basis and bring things into the garage rather than through the property. The garden benefits from paved patio area, raised decked entertaining space and garden lawn.

### DIRECTIONS

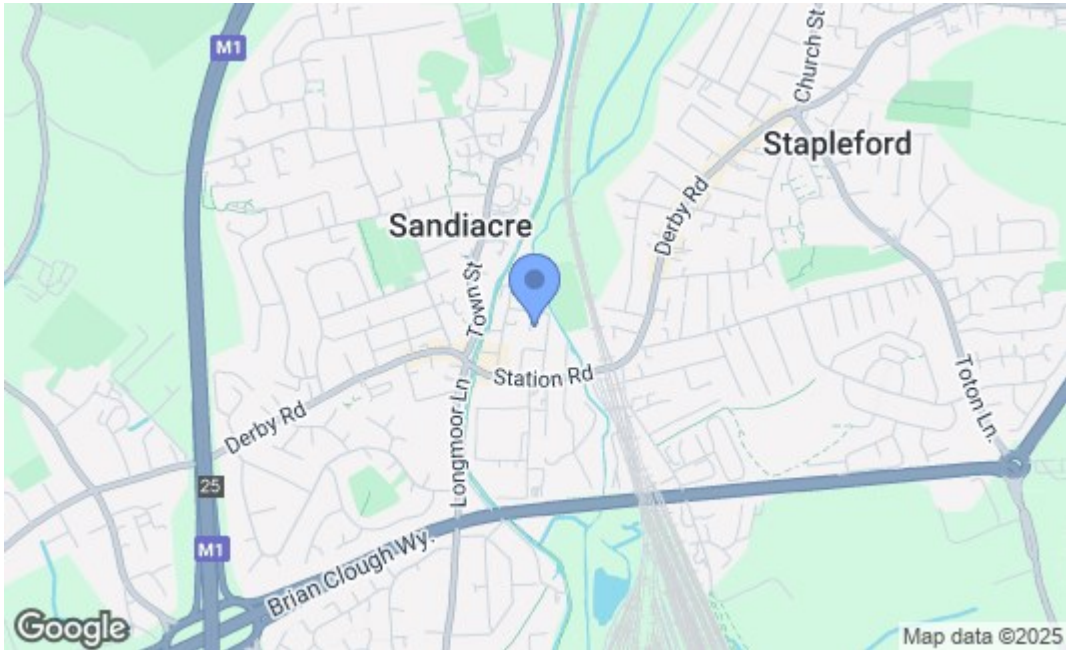
From our Stapleford Branch on Derby Road, proceed in the direction of Sandiacre, crossing the bridge onto Station Road. Take a right hand turn onto Regent Street and follow the bend in the road to the left. Take a left hand turn into the cul de sac of Bramble Court and the property can be found on the left hand side, identified by our For Sale board.

### 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                                                     |         | 90        |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       | 73      |           |
| (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 <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 |         |           |
| 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.