



Rufford Avenue  
Bramcote, Nottingham NG9 3JH

A THREE BEDROOM DETACHED HOUSE.

**£375,000 Freehold**

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A three bedroom detached house situated on a generous garden plot in this highly regarded residential suburb.

This property comes to the market in a ready to move into condition and has useful features, including an en-suite shower room to the principal bedroom, additional ground floor shower room and useful utility space. Further features include gas fired central heating, double glazed windows and the addition of air conditioning units to the hallway and principal bedroom, great for keeping cool in the Summer months.

A forecourt provides off-street parking for at least two vehicles and there is a garage which is shortened in size as the utility room has been converted from it, but still offers a generous space for storage, workshop, etc. There are good size rear gardens which include a large block paved patio and terraced area (great for alfresco dining) and currently houses a hot tub, which may be available subject to negotiation. The main garden is laid to lawn.

Situated in Bramcote, a desirable residential location, sitting equidistant between the cities of Nottingham and Derby, with easy access to the A52 and Junction 25 of the M1 motorway. Closer to home, the property is within walking distance of the local Post Office and convenience store, doctors and dentist, as well as regular bus service, and there are a number of open spaces close by, including Bramcote Park, as well as a leisure centre and schools.

This property will make an ideal family home and an internal viewing is recommended.



ENTRANCE HALL

Double glazed window and front entrance door, stairs to the first floor with understairs store cupboard, built-in cloaks cupboard and wall mounted air conditioning unit.

LIVING ROOM

13'11" x 11'11" (4.26 x 3.64)  
Log burner, radiator, double glazed window to the front.

OPEN PLAN DINING KITCHEN

21'8" x 13'1" reducing to 10'2" (6.61 x 4 reducing to 3.12)  
A great space for families and entertaining, with a comprehensive range of fitted wall, base and drawer units with granite worktops, breakfast bar and inset single bowl sink unit with single drainer. Range style gas/electric cooker, integrated dishwasher. Appliance space, radiator, double glazed window and French doors opening to the rear garden. Door to shower room.

GROUND FLOOR SHOWER ROOM

A useful facility comprising a shower cubicle and WC. Double glazed window and door giving access to the rear garden and door to utility.

UTILITY

8'1" x 5'4" (2.47 x 1.65)  
Stainless steel sink unit with single drainer and cupboard under, work surfacing, plumbing for washing machine, double glazed window. Connecting door to the garage.

GARAGE

12'1" x 8'1" (3.7 x 2.47)  
Up and over door to the front, light and power. The garage is ideal for storage or workshop, etc.

FIRST FLOOR LANDING

Double glazed window, doors to bedrooms and bathroom.

BEDROOM ONE

13'1" x 11'4" (4.01 x 3.47)  
Wall mounted air conditioning unit, fitted wardrobes, door to en-suite.



EN-SUITE

Two piece suite comprising wash hand basin and shower cubicle with electric shower and heated towel rail.

BEDROOM TWO

11'5" x 9'11" (3.49 x 3.04)  
Built in wardrobe, radiator, double glazed window to the rear.

BEDROOM THREE

9'2" x 7'0" (2.8 x 2.14)  
Radiator, double glazed window to the front.

BATHROOM

Three piece suite comprising wash hand basin with vanity unit, low flush WC and bath with shower over. Partially tiled walls, radiator, double glazed window.

OUTSIDE

The property is set back from the road with a block paved forecourt providing parking for at least two vehicles and giving access to the garage. There is a garden to the front where there are a number of well tended evergreen shrubs. Gated access to the side of the house leads to the rear garden where there is an "L" shared block paved patio and terraced area (great for alfresco dining) and there is also space for a permanent hot tub (the one installed may be available by separate negotiation). Gentle steps lead to the main garden which is laid to lawn, offering a great space for families to enjoy, with raised planters.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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 <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.