



Burnside Drive,  
Bramcote, Nottingham  
NG9 3EF

**£415,000 Freehold**





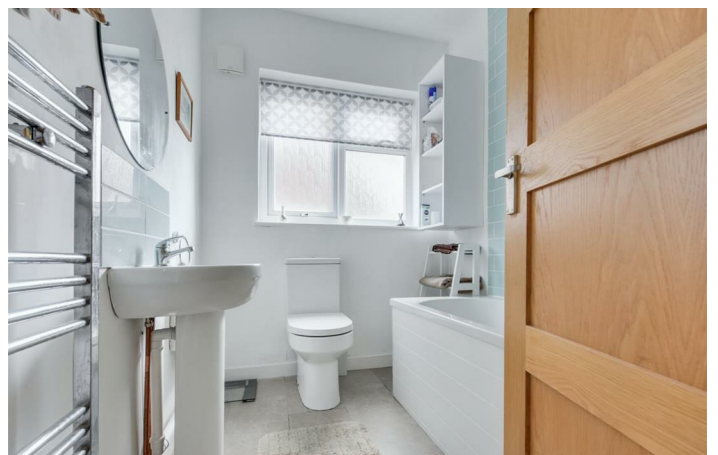
A well presented two bedroom detached bungalow on a large plot.

Offering generous and light filled internal accommodation with the potential for further extensions and development subject to the necessary consents, this excellent property will appeal to a wide variety of potential purchaser.

In brief the internal accommodation comprises entrance porch, spacious entrance hallway, large sitting room, garden room, w.c., bathroom, kitchen diner and two bedrooms.

Outside the property has a drive providing ample car standing to the front with the garage beyond and to the rear has a large enclosed, primarily lawned garden with patio, stocked beds and borders.

Occupying an established and sought after residential location, a short walk from Bramcote Lane shops, local schools and parks and readily accessible for the A52 and M1, this great property is a rare opportunity well worthy of viewing.



## Porch

Wooden entrance door and second wooden door leading to:

## Hallway

With a radiator.

## Sitting Room

15'5" x 13'0" approx (4.70m x 3.96m approx)

UPVC double glazed window and a radiator.

## Garden Room

10'8" x 8'11" approx (3.26m x 2.73m approx)

UPVC double glazed window, patio doors and a radiator.

## w.c.

With w.c., UPVC double glazed window, wall mounted wash hand basin with tiled splashback.

## Bathroom

w.c., pedestal wash hand basin with tiled splashback, bath with tiled splashback and mains shower over, wall mounted heated towel rail, UPVC double glazed window and loft hatch.

## Kitchen Diner

12'11" x 9'10" approx (3.95m x 3.02m approx)

Fitted wall and base units, work surfaces with splashback, inset electric hob with oven below, single sink and drainer with mixer tap, plumbing for a washing machine, wall mounted Worcester boiler, radiator, UPVC double glazed window and door to the exterior.

## Bedroom 1

11'10" x 10'9" approx (3.63m x 3.30m approx)

UPVC double glazed window, engineered oak wood flooring and radiator.

## Bedroom 2/Study

10'11" x 10'11" approx (3.35m x 3.33m approx)

UPVC double glazed patio doors leading to the rear garden and a radiator.

## Outside

To the front of the property there is a drive providing ample car standing with gated access to the rear and an

established shrub border and garage beyond.

To the rear the property has an expansive, enclosed garden with gravelled areas, lawn, well stocked beds and borders with shrubs and trees, two useful brick stores and a further section of garden which is currently being left for wildlife.

## Garage

16'6" x 7'11" approx (5.04m x 2.42m approx)

Timber doors to the front, pedestrian door to the rear, light and power.

## Council Tax

Broxtowe Borough Council Band C

## Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 18mbps Superfast 60mbps

Ultrafast 1800mbps

Phone Signal – EE, Three, 02, Vodafone

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

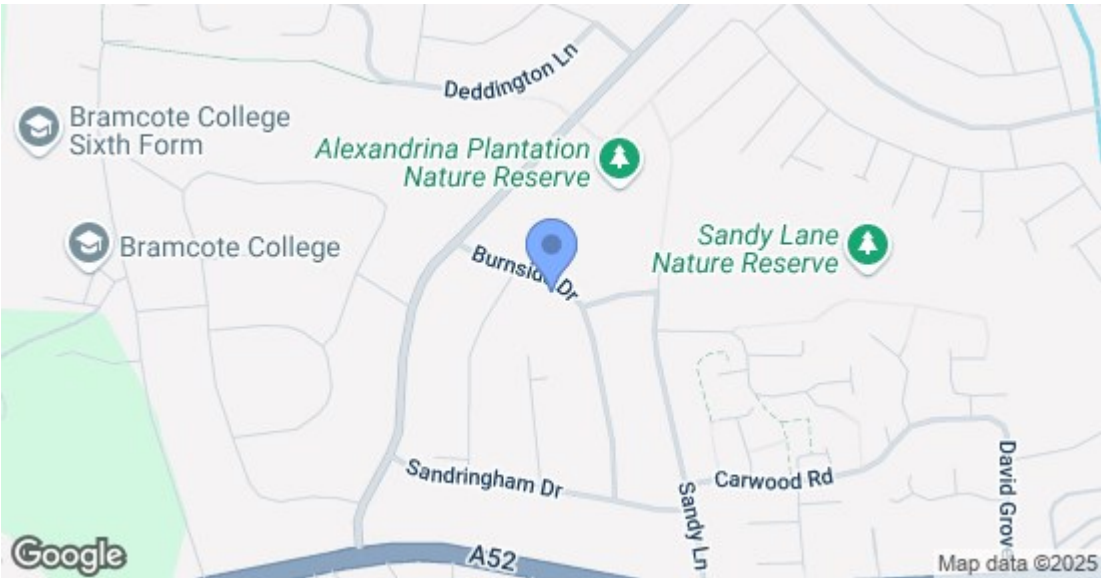
Any Legal Restrictions – No

Other Material Issues – No





Robert Ellis  
ESTATE AGENTS



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>		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.