

Robert Ellis

look no further...



Park Road
Bramcote, Nottingham NG9 3LA

£350,000 Freehold

A TRADITIONAL THREE BEDROOM
DETACHED HOUSE OFFERED FOR SALE
WITH NO UPWARD CHAIN.

0115 949 0044



/robertellisestateagent



@robertellisea



ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET THIS TRADITIONAL AND WELL PRESENTED THREE BEDROOM DETACHED HOUSE SITUATED IN THIS POPULAR AND ESTABLISHED RESIDENTIAL LOCATION IN BRAMCOTE.

With accommodation over two floors, the ground floor comprises open porch to the front, hallway with staircase rising to the first floor, ground floor WC, front formal dining room, rear sitting room and conservatory beyond, and a spacious kitchen. The first floor landing then provides access to three bedrooms and a shower room.

The property also benefits from gas fired central heating from combination boiler, double glazing, off-street parking to the front and side, detached garage to the rear and enclosed private garden space.

The property is located in this popular and established residential location in Bramcote, which offers easy access to a range of nearby schooling for all ages, and for those needing to commute, great transport links to and from the surrounding area include the A52 for Nottingham and Derby, Junction 25 of the M1, Nottingham electric tram terminus and the i4 bus service.

There is also easy access to nearby shops, services and amenities in the neighbouring towns of Stapleford and Beeston, as well as ample outdoor space including Bramcote Hills Park, Ilkeston Road Recreation Ground and Hickings Lane Skate Park.

We believe the property will make an ideal family home and we therefore highly recommend an internal viewing.



OPEN PORCH

Covered canopy porch, tiled floor, decorative brickwork providing access to the front entrance door.

ENTRANCE HALL

Georgian style front entrance door with matching windows surrounding the door, radiator with display cabinet, coving, herringbone parquet flooring, staircase rising to the first floor, internal doors leading through to the living room, dining room and kitchen. Further door to ground floor WC.

GROUND FLOOR WC

Two piece suite comprising hidden cistern push flush WC and wash hand basin with hot/cold water feed and tiled splashbacks. Georgian style double glazed window to the side (with fitted roller blind), wall mounted electrical consumer box.

DINING ROOM

13'0" x 12'0" (3.97 x 3.67)

Georgian style double glazed bay window to the front (with fitted blinds), radiator, coving.

LIVING ROOM

13'11" x 11'0" (4.26 x 3.36)

Georgian style double glazed French doors opening out to the conservatory with matching double glazed windows surrounding the door, coving, radiator, media points, feature Adam style fire surround with decorative marble insert and hearth housing a coal effect fire.

CONSERVATORY

7'11" x 7'10" (2.42 x 2.40)

Brick and uPVC construction with double glazed windows to both the sides and rear with matching uPVC double glazed French doors opening out to the rear garden. Fitted blinds throughout, pitched roof, power, lighting and electric ceiling fan.

KITCHEN

14'3" x 6'11" (4.36 x 2.13)

The kitchen comprises a matching range of fitted base and wall storage cupboards and drawers, with marble style roll top work surfaces incorporating single sink and half drainer with central mixer tap. Decorative tiled splashbacks, space for cooker and fridge/freezer, plumbing for washing machine, Georgian style double glazed window to the side (with fitted roller blind), extractor fan, spotlights, space and provision for in-built fridge/freezer, uPVC panel and double glazed exit door to the garden.

FIRST FLOOR LANDING

Georgian style double glazed window to the side (with fitted roller blind), loft access point, coving, doors to all bedrooms and shower room, useful storage cupboard with shelving, lighting and Georgian style double glazed window to the side. This room used to be a separate WC and if required could be converted to make one large bathroom suite or a separate WC again.

BEDROOM ONE

13'1" x 12'0" (4.00 x 3.68)

Georgian style double glazed window to the front, radiator, coving, two full height double fitted wardrobes with matching overhead storage cupboards.

BEDROOM TWO

13'11" x 11'0" (4.26 x 3.36)

Double glazed Georgian style window to the rear (with fitted roller blinds), radiator with display cabinet, TV point, coving, triple fitted full height wardrobe with matching overhead storage cupboards.

BEDROOM THREE

6'11" x 6'0" (2.12 x 1.83)

Georgian style double glazed window to the front (with fitted roller blind), radiator, coving.

SHOWER ROOM

6'10" x 6'5" (2.10 x 1.98)

Three piece suite comprising corner tiled shower cubicle with dual attachment main shower, push flush WC, wash hand basin with mixer tap. Tiling to the walls, radiator, spotlights, Georgian style double glazed window to the rear (with fitted roller blinds).

OUTSIDE

To the front of the property there are double wrought iron gates to the front via a lowered kerb entry point to a front and side driveway which provides ample off-street parking for two/three vehicles. The front is designed for straightforward maintenance with decorative plum slate chippings set within a brick boundary wall leading to the front open porch. To the front there is also an external lighting point and leading down the side of the property is an EV charging point, as well as both the gas and electricity meters. There is an external water tap and double pedestrian gates providing privacy to the rear garden.

TO THE REAR

The rear garden benefits from a good overall size and proportion, being enclosed by timber fencing and hedgerows to the boundary line. The non-overlooked garden is split into various sections with planted flowerbeds and rockery housing a variety of specimen bushes, shrubs, trees and plants. There is decorative white pebbled pathway providing access to the foot of the plot, a further contrasting decorative stone patio (ideal for alfresco dining) with a further array of planted bushes and shrubbery within the boundary lines. Within the garden there is a useful brick garden store, external lighting points, double pedestrian gates leading back to the front of the property and access to the garage via an up and over door.

DETACHED GARAGE

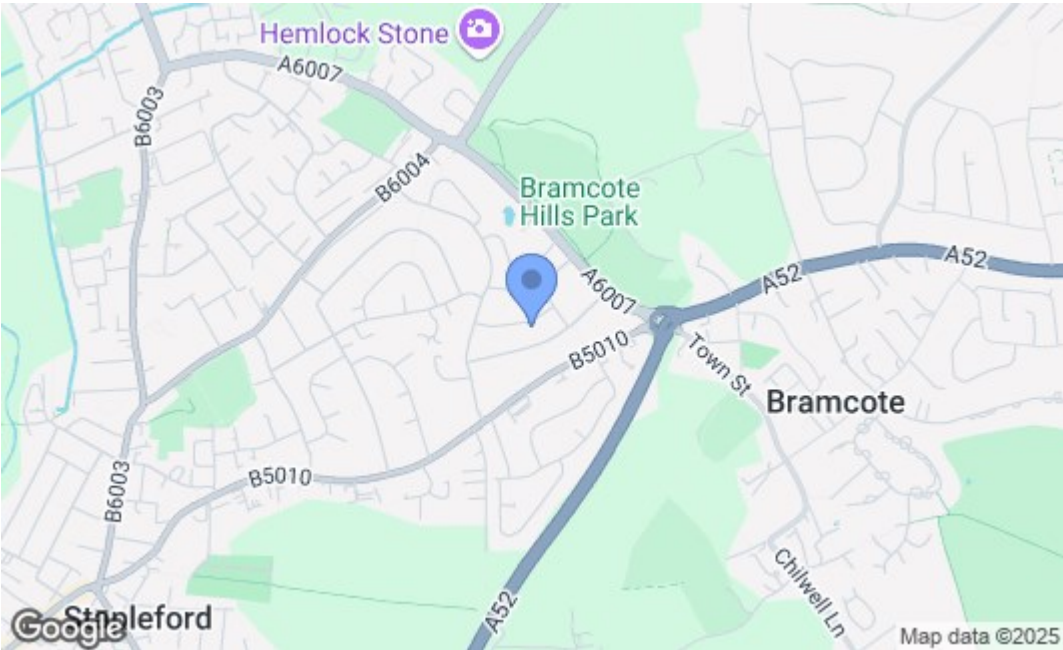
16'4" x 8'2" (5 x 2.5)

Up and over door to the front, power and lighting points.

DIRECTIONS

From our Stapleford Branch on Derby Road, proceed to the Roach traffic lights and continue straight over onto Nottingham Road. Heading in the direction of Bramcote, take an eventual left hand turn after the "Welcome to Bramcote" sign onto Ewe Lamb Lane. Take an eventual right hand turn onto Marshall Drive and then take a left hand turn onto Lindale Drive. Take the first left onto Park Road and the property can be found on the left hand side, identified by our For Sale board.





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		
		78
	60	
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.