



Seven Oaks Crescent,  
Bramcote, Nottingham  
NG9 3FW

**£485,000 Freehold**





An excellent four-bedroom detached house that has been extended and remodelled by the current vendor.

Benefitting from a large open plan kitchen diner and living area, with feature Velux windows and patio doors, and a master en-suite bedroom, this deceptive and versatile property is considered ideal for a family purchaser, though will be of interest to a variety of potential purchasers.

In brief the well-presented interior comprises: entrance hall, WC, sitting room, open plan kitchen diner and living space, and utility, rising the to the first floor is a master en-suite bedroom, two further double bedrooms, single bedroom and a family bathroom.

Outside the property has a drive to the front with the garage beyond and an established landscaped garden, and to the rear there is a generous and enclosed garden, with patio, lawn, well stocked beds and borders.

Occupying a sought-after and established residential location, convenient for local shops, schools, parks and excellent transport links, such as the A52 and M1. This ready to move into property is well worthy of viewing.



A canopy porch shelters the composite double glazed entrance door.

#### Entrance Hallway

Radiator, under stairs cupboard and stairs off to first floor landing.

#### Downstairs WC

Fitted with a low level WC, wall mounted wash-hand basin with tiled splashback, radiator, and UPVC double glazed window.

#### Sitting Room

12'9" x 12'0" (3.91m x 3.68m )

UPVC double glazed bay window to the front, radiator, and a feature cast iron surround with slate hearth.

#### Kitchen Diner/Living Area

18'10" x 22'4" decreasing to 17'0" (5.74m x 6.81m decreasing to 5.18m )

With an extensive range of fitted wall and base units, work surfacing with tiled splashbacks, inset gas hob with extractor above, inset Neff oven and combination microwave and oven, integrated fridge, freezer and dishwasher, three radiators, two Velux windows, UPVC double glazed window, UPVC double glazed patio doors leading to the rear garden, and a contemporary wall mounted gas fire with lime stone surround.

#### Utility

8'8" x 7'5" (2.65m x 2.28m )

Fitted work surfacing, plumbing for a washing machine, space for a dryer and fridge freezer, radiator, UPVC double glazed window and door to the exterior.

#### Garage

16'9" x 10'2" (5.12m x 3.12m )

Up and over door to the front, pedestrian door the rear, light and power, and wall mounted Worcester boiler.

#### First Floor Landing

With lightwell and doors leading into the bedrooms and bathroom.

#### Master Bedroom

15'2" x 10'2" (4.64m x 3.10m )

UPVC double glazed window, radiator, eaves storage cupboard and door to en-suite.

#### En-Suite

7'4" x 6'0" (2.24m x 1.83m )

Fitments in white comprising: WC, pedestal wash-hand basin with shaver point and mirror fronted cabinet, shower cubicle with Mira shower over, wall mounted heated towel, extractor fan, and Velux window.

#### Bedroom Two

12'8" x 10'9" (3.87m x 3.30m )

UPVC double glazed bay window and radiator.

#### Bedroom Three

12'9" x 12'1" (3.91m x 3.69m )

UPVC double glazed window and radiator.

#### Bedroom Four

7'3" x 6'4" (2.23m x 1.95m )

UPVC double glazed window, radiator, cable connections for both Virgin Media and BT.

#### Bathroom

8'2" x 7'3" (2.51m x 2.22m )

With fitments in white comprising: WC, wall mounted wash-hand basin with illuminated mirror above, P-shaped bath with mains control shower over, fully tiled walls, tiled flooring, wall mounted heated towel rail, UPVC double glazed window and useful storage cupboard.

#### Outside

To the front the property has a drive with the garage beyond, and an established front garden with lawn, stocked borders and trees. To the rear the property has an enclosed garden with a patio with outside tap, rockery borders stepped up to a elevated garden, with established shrubs and trees and a timber shed. From the elevated position there are good views of the surrounding area.

#### Material Information:

Freehold

Property Construction: Brick

Water Supply: Mains

Sewerage: Mains

Heating: Mains Gas

Solar Panels: No

Building Safety: No Obvious Risk

Restrictions: None

Rights and Easements: None

Planning Permissions/Building Regulations: None

Accessibility/Adaptions: None

Does the property have spray foam in the loft?: No

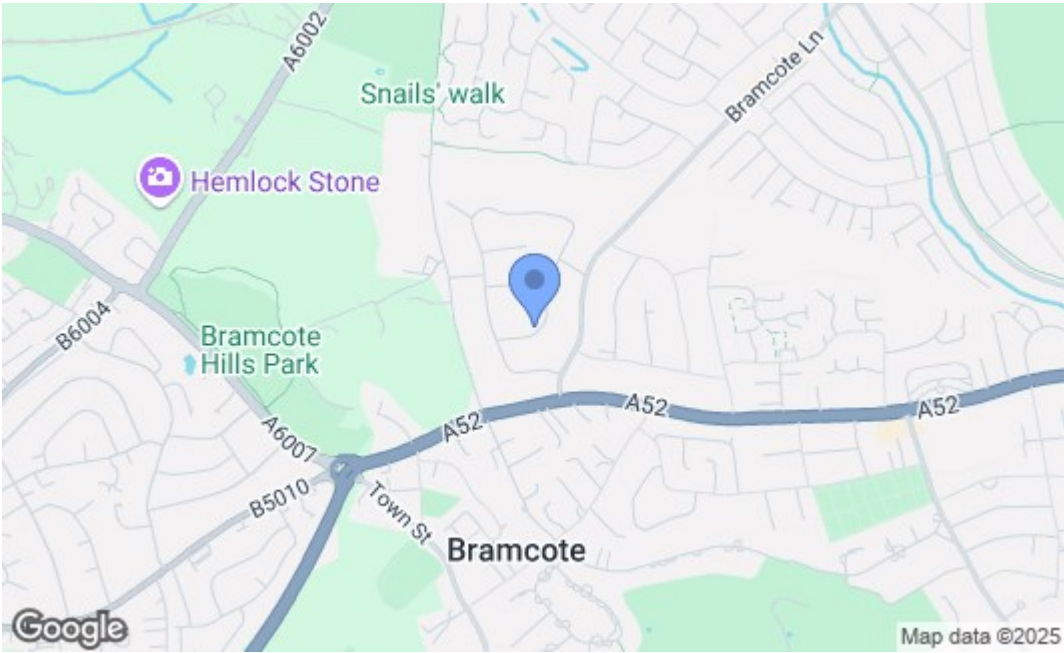
Has the Property Flooded?: No

#### Disclaimer:

These details and Key facts 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. Full material information is available in hard copy upon request.







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		
	63	73
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		
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