



Bracebridge Drive,
Bilborough, Nottingham
NG8 4PN

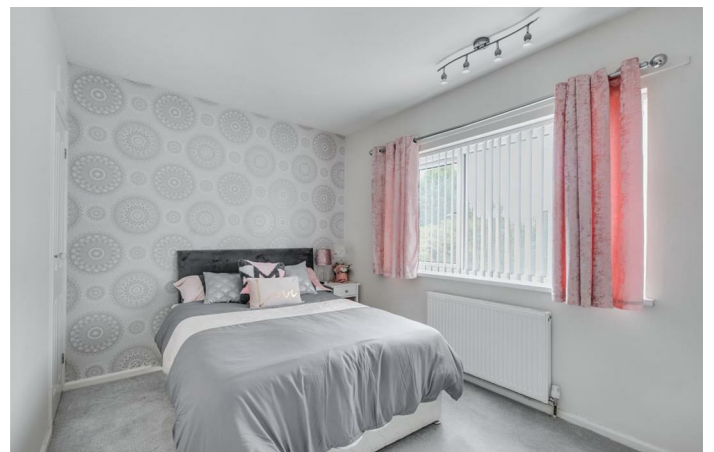
£250,000 Freehold



Located on Bracebridge Drive, Nottingham, this charming house presents an excellent opportunity for families and professionals alike. The property boasts three well-proportioned bedrooms, providing ample space for relaxation and rest. The reception room and modern open plan kitchen diner are inviting and serves as perfect gathering spaces for family and friends, ideal for both entertaining and quiet evenings at home.

The house features a conveniently located bathroom, ensuring comfort and practicality for daily living. Additionally, the property offers parking and an EV charging point, a valuable asset in this bustling area, allowing for easy access and convenience.

With its appealing layout and functional spaces, this home is well-suited for those seeking a blend of comfort and accessibility. The location on Bracebridge Drive places you within reach of local amenities, schools, and parks, making it an ideal choice for families or anyone looking to enjoy the vibrant community of Nottingham. This property is not just a house; it is a place where memories can be made and cherished. Don't miss the chance to make it your own.



Entrance Hall

UPVC double glazed entrance door, UPVC double glazed window to the front, tiled flooring, stairs to the first floor, useful under stairs storage space, radiator, and door to the kitchen diner and lounge.

Lounge

15'2" x 10'11" (4.64m x 3.33m)

Laminate flooring, UPVC double glazed window to the front, radiator, and French doors to the kitchen diner.

Kitchen Diner

21'6" x 10'3" (6.56m x 3.14m)

With a range of modern wall, base and drawer units, work surfaces, one and half bowl sink and drainer unit with tap, integrated electric oven, microwave, gas hob with extractor fan over, fridge freezer, dishwasher, washing machine, and tumble dryer, tiled flooring and splashbacks, spotlights, useful breakfast bar, radiator, UPVC double glazed French doors to the rear, and UPVC double glazed door and two windows to the rear.

First Floor Landing

With loft hatch, built in storage cupboard and doors to the bathroom and three bedrooms.

Bedroom One

13'4" x 11'11" (4.07m x 3.65m)

With laminate flooring, fitted wardrobes, UPVC double glazed window to the front, and radiator.

Bedroom Two

12'9" x 9'3" (3.89m x 2.82m)

A carpeted double bedroom with UPVC double glazed window to the rear, radiator, and two built-in storage cupboards.

Bedroom Three

9'1" x 7'11" (2.77m x 2.43m)

Laminate flooring, built-in storage cupboard, UPVC double glazed window to the front, and radiator.

Shower Room

Incorporating a three piece suite comprising: corner shower, wash-hand basin inset to vanity unit, WC, tiled

flooring and walls, heated towel rail, UPVC double glazed window to the rear, spotlights and extractor fan.

Outside

To the front of the property you will find a gated blocked paved driveway, offering ample car standing, and to the side of the property there is an EV charging point, to the rear you will find a generous well-maintained garden which includes a paved patio, overlooking the lawn and further patio beyond, useful outbuildings, one for storage and the other a WC, and fence boundaries.

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

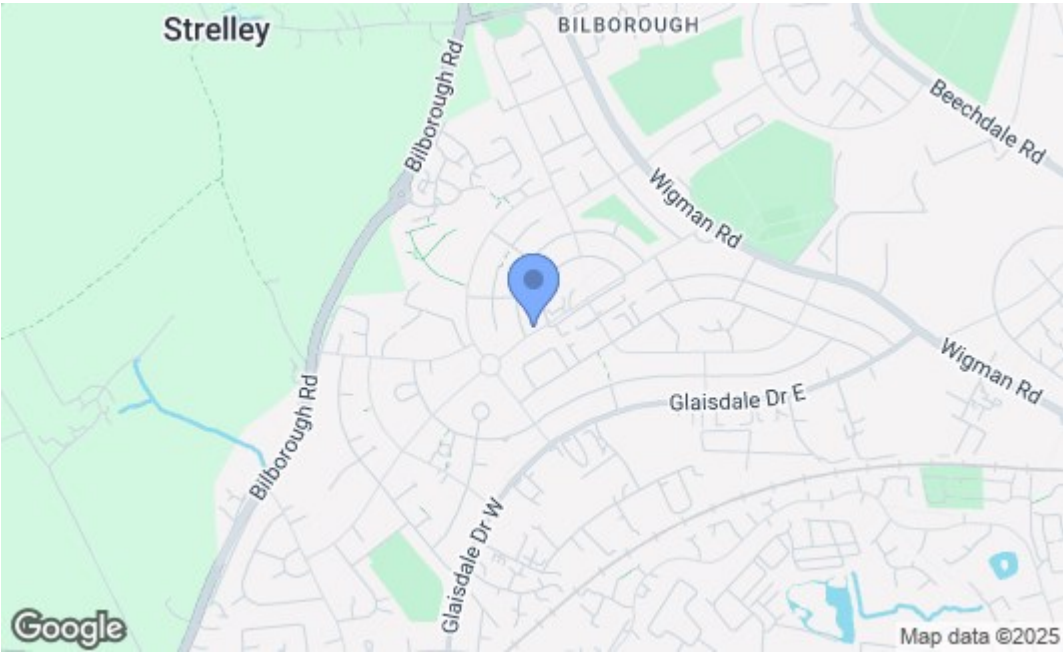
Does the property have spray foam in the loft?: No

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		
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		
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