



Burnside Drive,  
Bramcote Hills, Nottingham  
NG9 3EE

**£330,000 Freehold**





A well-presented three-bedroom, semi-detached property with the benefit of no upward chain.

Situated in Bramcote, you are ideally placed for access to a wide range of local amenities including Bramcote Lane shops, supermarkets, schools, healthcare facilities, public houses and transport links.

This lovely property would be considered an ideal opportunity for a large variety of buyers including first time purchasers, young families or anyone looking to relocate to this popular and convenient location.

In brief the internal accommodation comprises; An entrance hall, living room, dining room and kitchen. Then rising to the first floor are three bedrooms and bathroom.

Outside the property to the front is a paved driveway with ample parking for two cars standing and mature shrubs with gated access to the rear. This is primarily lawned with flower beds and garage.

Having been a well loved family home for a number of years this delightful property is offered to the market with the advantage of gas central heating, UPVC double glazing throughout, and is well worthy of an early internal viewing.



### Entrance Porch

With tiled flooring and door through to entrance hall.

### Entrance Hall

Secondary UPVC double glazed door through to the entrance hall with laminate flooring, radiator and UPVC double glazed window to the side aspect.

### Dining Room

12'7" x 11'7" (3.85m x 3.55m )

Reception room, with carpet flooring, radiator, gas fireplace and double glazed bay window to the front aspect.

### Living Room

13'8" x 10'7" (4.17m x 3.24m )

Reception room, with laminate flooring, radiator, gas fireplace and UPVC double glazed French doors to the rear garden.

### Kitchen

7'11" x 7'6" (2.43m x 2.29m )

A range of wall and base units with work surfacing over and tiled splashbacks, one and a half bowl sink with drainer and mixer tap, inset gas hob with extractor fan above and integrated electric oven, fridge and washing machine. Access to a useful pantry cupboard, UPVC double glazed window to the rear aspect and UPVC double glazed door to the side passage.

### First Floor Landing

A carpeted landing space with double glazed window to the side passage.

### Bedroom One

15'3" x 11'8" (4.66m x 3.58m )

A carpeted double bedroom, with radiator, fitted wardrobes and dressing table and double glazed bay window to the front aspect.

### Bedroom Two

10'8" x 9'5" (3.26m x 2.88m )

A carpeted double bedroom, with radiator, fitted wardrobes and double glazed window to the rear aspect.

### Bedroom Three

7'11" x 6'6" (2.43m x 1.99m )

A carpeted bedroom, with radiator, fitted wardrobe and double glazed window to the front aspect.

### Shower Room

Incorporating a three-piece suite comprising: large corner

shower with mains controlled shower over, low flush WC and wash hand basin inset to vanity unit, wall mounted units, tiled floorings and walls, and a UPVC double glazed window to the rear.

### Outside

To the front is a paved driveway with ample off street parking for two cars standing and flower beds with gated side access to the garage and rear. The enclosed rear garden is primarily lawned with flower beds and a paved seating area with fenced boundaries.

### Garage

Part glazed steel/powder coated double doors and power points.

### 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

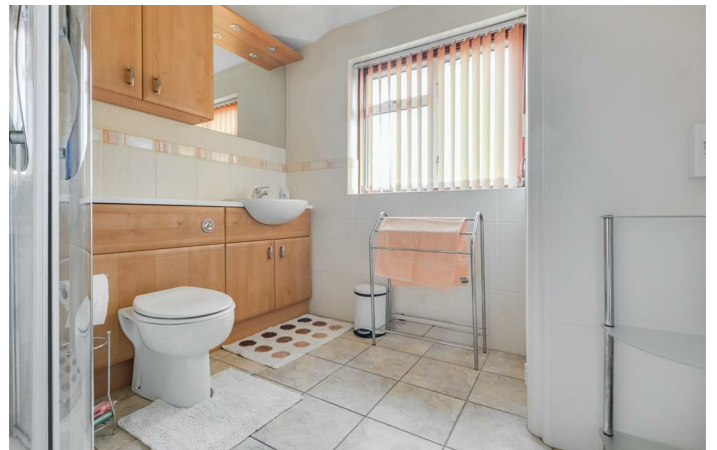
Accessibility/Adaptions: None

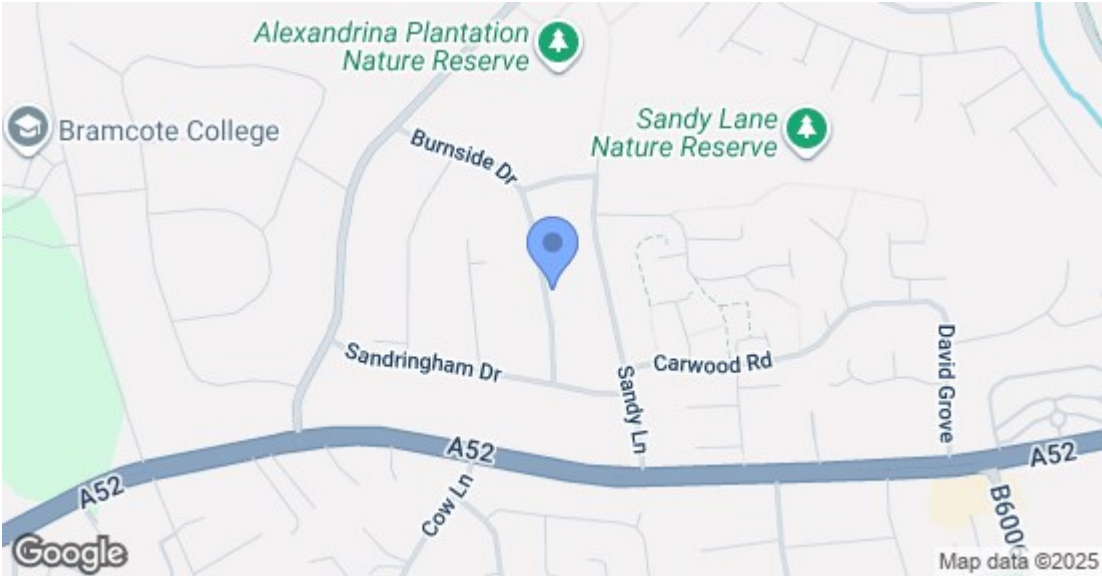
Does the property have spray foam in the loft?: No

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 <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.