



**Russley Road
Bramcote, Nottingham NG9 3JF**

£310,000 Freehold

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ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET THIS IMMACULATE THREE BEDROOM DETACHED BUNGALOW OFFERED FOR SALE WITH NO UPWARD CHAIN POSITIONED IN THIS POPULAR AND ESTABLISHED RESIDENTIAL LOCATION.

This bungalow has been extremely well looked after by the owners and in more recent years has been sympathetically upgraded and refurbished to a high standard and comes to the market in a ready to move into condition, complete with a burglar alarm system and oak panel doors throughout.

The accommodation is on one level and comprises entrance porch (providing access to the garage), inner hallway, spacious living room, breakfast kitchen, rear hallway, three bedrooms and a bathroom.

The property also benefits from gas fired central heating, double glazing, off-street parking and landscaped gardens to both the front and rear.

The breakfast kitchen boasts solid granite work surfaces with a modern-style kitchen incorporating matching units and integrated appliances throughout. The main bathroom suite is also of high quality and the property throughout has modern double glazing and a combination boiler which is situated in the loft space.

The three bedrooms are adaptable, one is currently used as a dining room to the rear with patio doors leading onto the garden.

The gardens have been designed to offer ease of maintenance with the front driveway being laid with granite slabs creating more parking space with raised borders and decorative shingles. The rear garden incorporates a sandstone-style slab seating area/patio with artificial lawn providing a stunning and tranquil place to sit to enjoy and unwind. The garden also benefits from hard standing with a garden shed.

The property is situated in this highly regarded residential area, close to local amenities, including large open spaces such as Bramcote Hills Park, the nearby leisure centre, Post Office on Derby Road, a regular bus service linking Nottingham and Derby, as well as the A52 which is just a short drive away. There is also easy access to the Nottingham tram stop, situated at Bardills roundabout, and Junction 25 of the M1 motorway.

We believe the property will make an ideal downsize or retirement property, with very little maintenance required, whilst being positioned in this sought-after residential location.

We highly recommend an internal viewing.



ENTRANCE PORCH

9'1" x 4'10" (2.78 x 1.49)

uPVC double glazed front entrance door, area for cloaks, double glazed windows to the front and side (with fitted blinds), decorative exposed brickwork, tiled floor, personal access door to the garage, further uPVC double glazed door through to the hallway.

ENTRANCE HALL

7'4" x 5'0" (2.26 x 1.54)

Fitted cupboards with sliding doors incorporating shelves and cloaks area, further doors to the living room and kitchen, radiator.

KITCHEN

12'8" x 11'5" (3.87 x 3.48)

The kitchen was re-fitted in 2015 and comprises a matching range of wall and base units and drawers, with solid granite worktops, one and a half bowl sink and drainer with mixer tap, integrated appliances including washing machine, dishwasher and fridge/freezer, induction hob with extractor hood over, oven and grill with integrated microwave above, spotlights, radiator, double glazed window and door to the side, tiled floor, granite-effect back boards, door to the rear/inner hallway.

REAR/INNER HALLWAY

8'3" x 6'1" (2.53 x 1.87)

Loft access point with ladder to a lit and boarded loft space which houses the gas fired combination boiler (for central heating and hot water purposes), useful storage cupboard. Doors to remaining rooms.

LIVING ROOM

19'4" x 11'10" (5.90 x 3.61)

A spacious bright and airy living room with double glazed picture window to the front elevation (with fitted blinds), electric LED fireplace mounted onto the chimney breast with Italian marble surround incorporating spotlights and recessed alcoves either side, radiator, TV and telephone points, wall light points.

FAMILY BATHROOM

8'2" x 6'3" (2.49 x 1.91)

A modern fitted bathroom with tiled walls, "P" shaped bath with shower over, glass screen and mixer tap, wash basin in vanity unit with mixer tap and cabinets beneath, push flush WC. Opaque double glazed window to the side (with fitted blinds), radiator, spotlights, extractor fan, sensor lighting.



BEDROOM ONE

12'2" x 10'8" (3.71 x 3.27)

Double bedroom with double glazed window to the rear (with fitted blinds), radiator.

BEDROOM TWO/DINING ROOM

13'5" x 10'9" (4.09 x 3.29)

A great adaptable room with uPVC double glazed patio doors to the rear (with fitted blinds), double glazed window to the side (with fitted blinds), laminate flooring, radiator, wall light points.

BEDROOM THREE

9'9" x 7'5" (2.98 x 2.28)

Double glazed window to the side, radiator.

OUTSIDE

To the front there is a landscaped garden with a re-laid granite slab driveway providing off-street parking comfortably for two cars, raised borders and decorative shingles incorporating plants and shrubbery, giving this property a great first impression and kerb appeal. Side access then leads to the rear garden, whilst the front also offers access to the up and over garage door and entrance porch. The side/rear garden incorporates a sandstone paved patio area leading onto an artificial lawn with slate beds and shingles housing a variety of flowers and shrubbery borders. Hard standing area for shed with power and lighting, fenced boundaries, outside tap and lighting point.

GARAGE

15'6" x 7'11" (4.74 x 2.42)

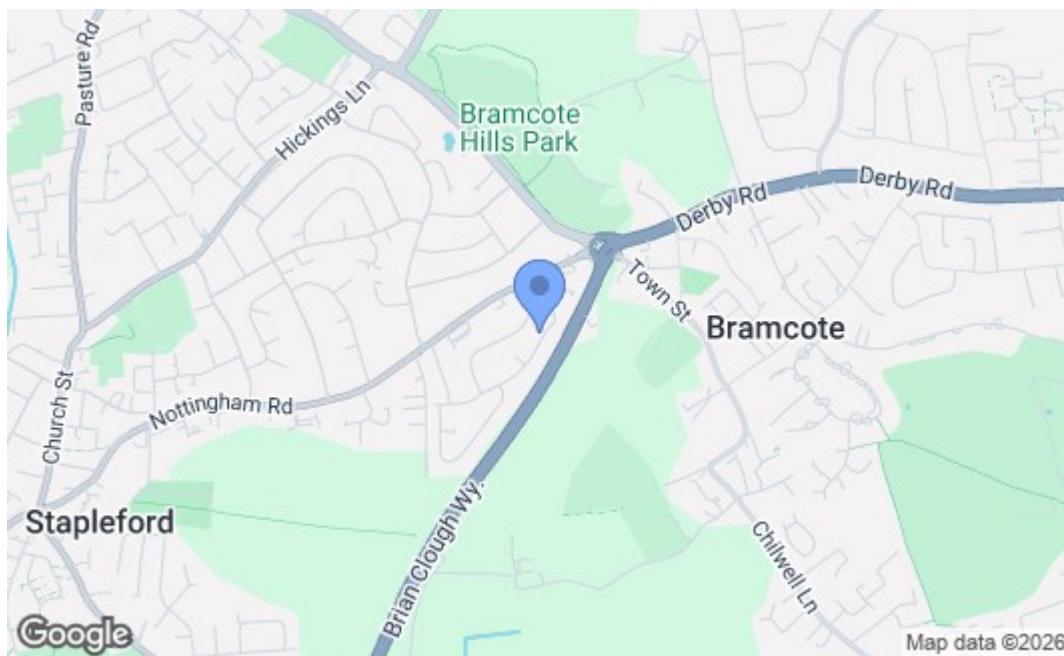
Up and over door to the front, power, lighting and shelving.

DIRECTIONS

From our Stapleford Branch on Derby Road, proceed to the Roach traffic lights and continue straight over onto Nottingham Road. Head in the direction of Bramcote, passing the "Welcome to Bramcote" road sign and take the second right hand turn onto Russley Road. Follow the bend in the road to the right and the bungalow can be found on the right hand side, identified by our For Sale board.



Robert Ellis
ESTATE AGENTS



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 (CO₂) 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.