

Seven Oaks Crescent,  
Bramcote, Nottingham  
NG9 3FW

**£375,000 Freehold**



Located in the popular area of Bramcote, this delightful detached house on Seven Oaks Crescent offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The two inviting reception rooms provide ample opportunity for relaxation and entertaining, making it easy to host friends and family.

The house features a well-appointed bathroom, ensuring that daily routines are both practical and pleasant. Additionally, the property includes parking, a valuable asset in this desirable neighbourhood.

Bramcote is known for its friendly community and excellent local amenities including schools, parks, and shops, all within easy reach. This location not only offers a peaceful residential environment but also provides quick access to Nottingham city centre, making it an ideal choice for commuters.

In summary, this charming detached house on Seven Oaks Crescent is a wonderful opportunity for those looking to settle in a welcoming area with plenty of space and convenience. Don't miss the chance to make this lovely property your new home.



### Entrance Porch

With a composite entrance door, and secondary door with flanking windows leads to the entrance hallway.

### Entrance Hallway

With stairs to the first floor, tiled flooring, radiator and doors to the kitchen diner and lounge.

### Lounge

12'0" x 10'11" (3.66m x 3.33m )

With hardwood flooring, UPVC double glazed bay window to the front, electric fire, radiator, and French doors with flanking windows to the kitchen diner.

### Kitchen Diner

18'8" x 12'9" (5.7m x 3.9m )

Fitted with a range of wall, base and drawer units, work surfaces, one and half bowl sink and drainer unit with mixer tap, integrated electric oven with electric hob and extractor fan over, kitchen island, plumbing for a washing machine, space for fridge freezer, spotlights, two radiators, UPVC double glazed window to the rear, composite door to the side, large under stairs storage cupboard and UPVC double glazed sliding patio doors to the rear decking.

### First Floor Landing

UPVC double glazed window to the side, and doors to the bathroom and three bedrooms.

### Bedroom One

12'11" x 12'0" (3.95m x 3.67m )

With hardwood flooring, UPVC double glazed bay window to the front and radiator.

### Bedroom Two

12'11" x 10'11" (3.95m x 3.34m )

With hardwood flooring, UPVC double glazed window to the rear and radiator.

### Bedroom Three

8'7" x 6'3" (2.63m x 1.93m )

A carpeted bedroom with UPVC double glazed window to the front and radiator.

### Bathroom

Incorporating a four-piece suite comprising panelled bath,

corner shower, pedestal wash-hand basin, WC, tiled flooring and walls, spotlights, heated towel rail, UPVC double glazed window to the rear and extractor fan.

### Outside

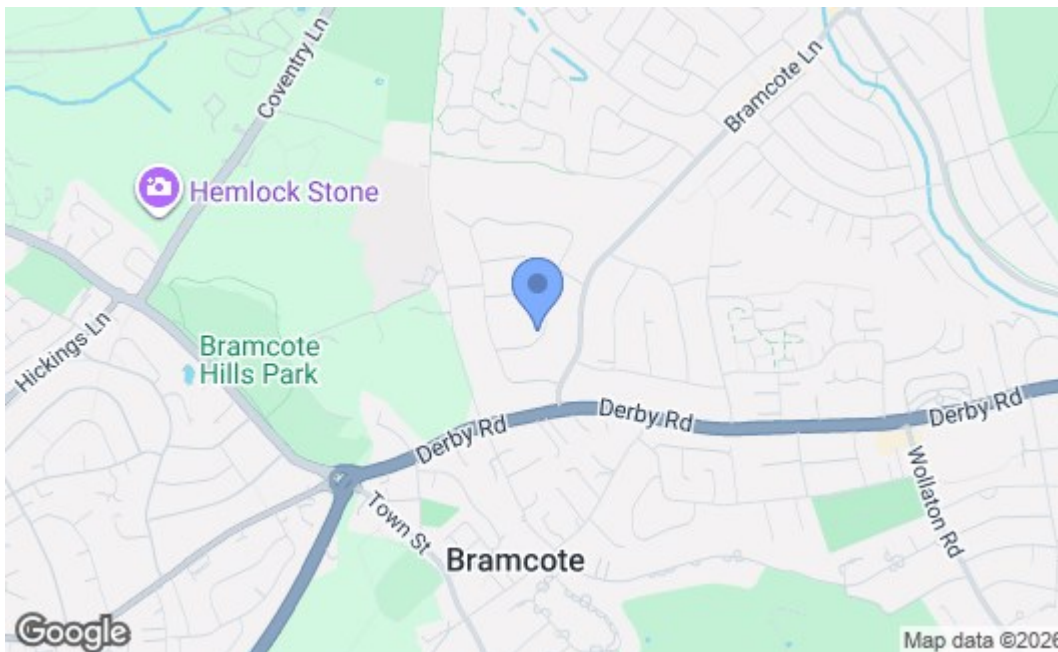
To the front the property you will find a lawned garden with stocked borders and a driveway that runs along the side of the property with the detached garage beyond. To the rear you will find the landscaped private and enclosed rear garden, which features a composite decking area and a paved patio beyond, raised beds with rendered retaining walls, steps up to a further paved patio with a artificial lawn beyond, a range of mature trees and fence boundaries.

### Garage

15'10" x 8'3" (4.84m x 2.53m )

With double doors to the front, UPVC double glazed window to the side, light and power, and pedestrian door to the side.





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		60	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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			
<b>England &amp; Wales</b>		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.