



Bramble Court,  
Sandiacre, Nottingham  
NG10 5QU

**Price Guide £250-260,000**  
**Freehold**



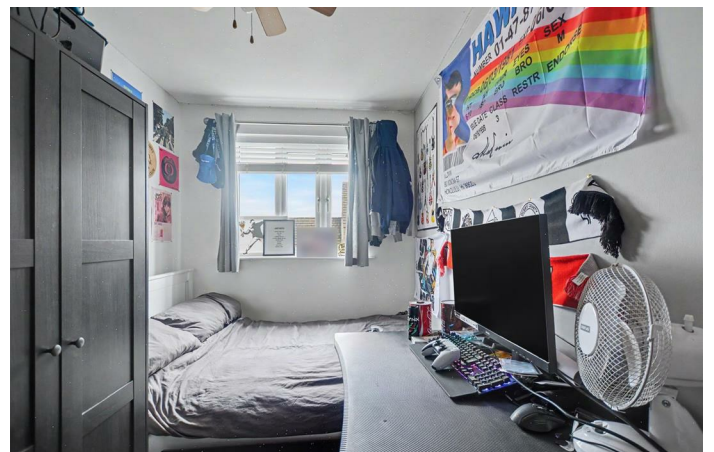
WELL PRESENTED THREE STOREY THREE BEDROOM MODERN TOWNHOUSE WITH DRIVEWAY, GARAGE AND GARDEN ROOM.

This lovely home offers a generous living space of 1,151 square feet, making it an ideal home for a variety of buyers including first time buyers, families and downsizers. The entrance hall has stairs rising to the first floor, personnel door to the integral single garage, cloakroom and sitting room. The sitting room has French doors providing access to the rear garden.

The first floor landing has stairs rising to the second floor, door access to the kitchen diner and lounge. The kitchen diner has a modern fitted kitchen with integral and space for appliances. The lounge is a great space and is currently being used as a large bedroom.

The second floor landing leads to the three bedrooms and family bathroom, the master bedroom has an en-suite. There is a driveway to the front with access to the single garage. The garden to the rear offers low maintenance, is fully enclosed and has a garden room which is a stand out feature to this lovely home.

The property is within easy reach of the shops provided by Sandiacre which include a Lidl and Co-op convenience store, with there being many more retail outlets found in nearby Long Eaton, there are excellent schools for all ages within easy reach of the property, healthcare and sports facilities, walks in the nearby open countryside and the excellent transport links include J25 of the M11, East Midlands Airport, stations at Long Eaton, Derby and East Midlands Parkway and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.



### Entrance Hall

Composite entrance door with decorative obscure double glazed light panel, stairs to the first floor, feature wood panelling to dado height, wall mounted electric storage heater, grey wood effect Herringbone pattern laminate flooring extending cross the living area and cloakroom, understairs storage cupboard and personnel door to the garage.

### Integral Garage

7'10" x 17'6" approx (2.39m x 5.34m approx)  
Single up and over door, power and light.

### Cloaks/w.c.

3'3" x 8'0" approx (1m x 2.45m approx)  
Two piece white suite comprising of a low flush w.c., pedestal wash hand basin with tiled splashbacks, grey wood effect Herringbone pattern laminate flooring, wall mounted electric storage heater, extractor fan.

### Sitting Room

14'4" x 9'8" approx (4.37m x 2.97m approx)  
UPVC double glazed window to the rear, UPVC double glazed French doors to the rear, continuation of the grey wood effect Herringbone pattern laminate flooring, wall mounted electric storage heater, media wall with space for a TV and feature electric fire.

### First Floor Landing

Wall mounted electric panelled heater, panelled walls to dado height, stairs to the second floor, doors to:

### Kitchen Diner

### Dining Area

14'7" x 7'7" approx (4.46m x 2.33m approx)  
UPVC double glazed window to the front, grey wood effect laminate flooring, wall mounted electric storage heater and open to:

### Kitchen Area

7'10" x 10'1" approx (2.39m x 3.08m approx)  
UPVC double glazed window to the front, Shaker style wall, base and drawer units with marble effect laminate work surfaces over with tiled splashback, under cabinet lights, black composite 1½ bowl sink and drainer with black tap, integrated double electric oven and electric hob over, continuation of the grey wood effect laminate flooring.

### Lounge

10'5" to 16'4" x 14'4" to 6'11" max (3.2m to 4.98m x 4.38m to 2.13m max)  
Currently being used as a bedroom, there are two UPVC double glazed windows to the front, wall mounted electric panelled heater.

### Second Floor Landing

Providing access to three bedrooms and bathroom, loft access hatch, panelled walls to dado height.

### Bedroom 1

10'10" x 12'1" approx (3.32m x 3.69m approx)  
UPVC double glazed window to the front, wall mounted electric storage heater, storage cupboard housing the hot water cylinder.

### En-Suite

3'2" x 7'10" approx (0.97m x 2.41m approx)  
Obscure UPVC double glazed window to the front, extractor fan, Dimplex wall mounted panelled heater, low flush w.c., pedestal wash hand basin, shower cubicle with folding door, mains fed shower, fully tiled splashbacks, tiled walls and floor.

### Bedroom 2

11'10" x 6'11" approx (3.61m x 2.12m approx)  
UPVC double glazed window to the rear, wall mounted electric storage heater, wood effect laminate flooring.

### Bedroom 3

7'1" x 10'5" max approx (2.17m x 3.19m max approx)  
UPVC double glazed window to the front, wood effect laminate flooring, wall mounted electric storage heater.

### Bathroom

6'5" x 9'6" approx (1.97m x 2.91m approx)  
Three piece white suite comprising of a bath with a mains fed shower having a rainwater shower head and hand held shower, shower screen, tiled walls and floor, extractor fan, low flush w.c., pedestal wash hand basin with chrome mixer tap, electric heated towel rail.

### Outside

There is off road parking to the front.

To the rear there is a composite decked area, light, wooden fence to the boundary and artificial lawn.

### Garden Room

11'1" x 9'4" approx (3.38m x 2.85m approx)  
UPVC double glazed French doors, power and light.

### Directions

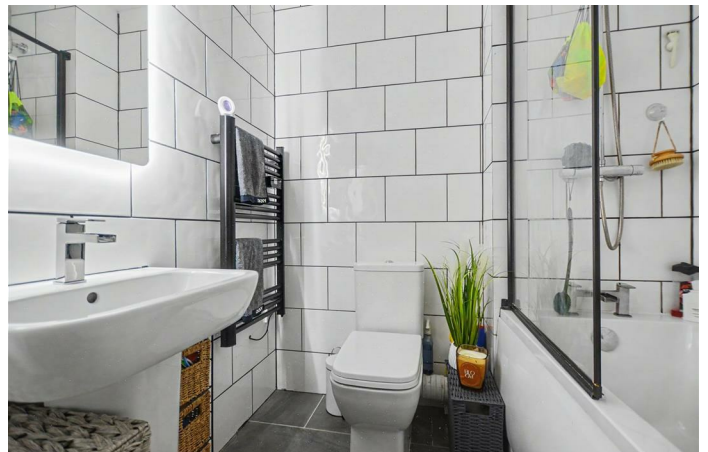
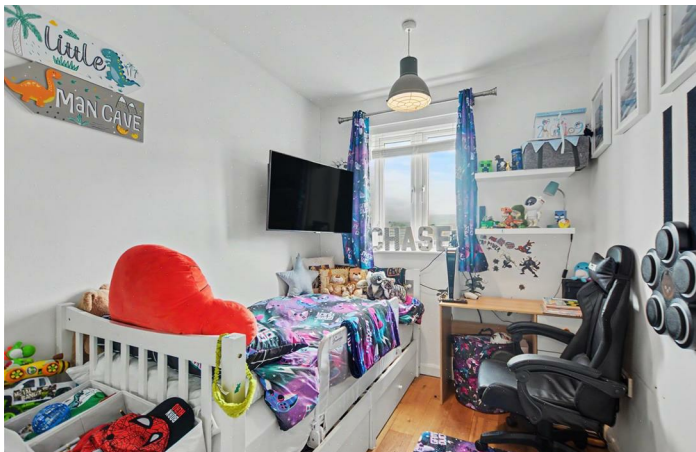
Proceed out of Long Eaton along Derby Road and at the bend turn right into College Street. Follow the road to the end and at the mini island turn right onto Longmoor Road. Continue to the traffic lights and turn right onto Station Road, second left into Bridge Street, second right into Cross Street and first right into Bramble Court. 9358MH

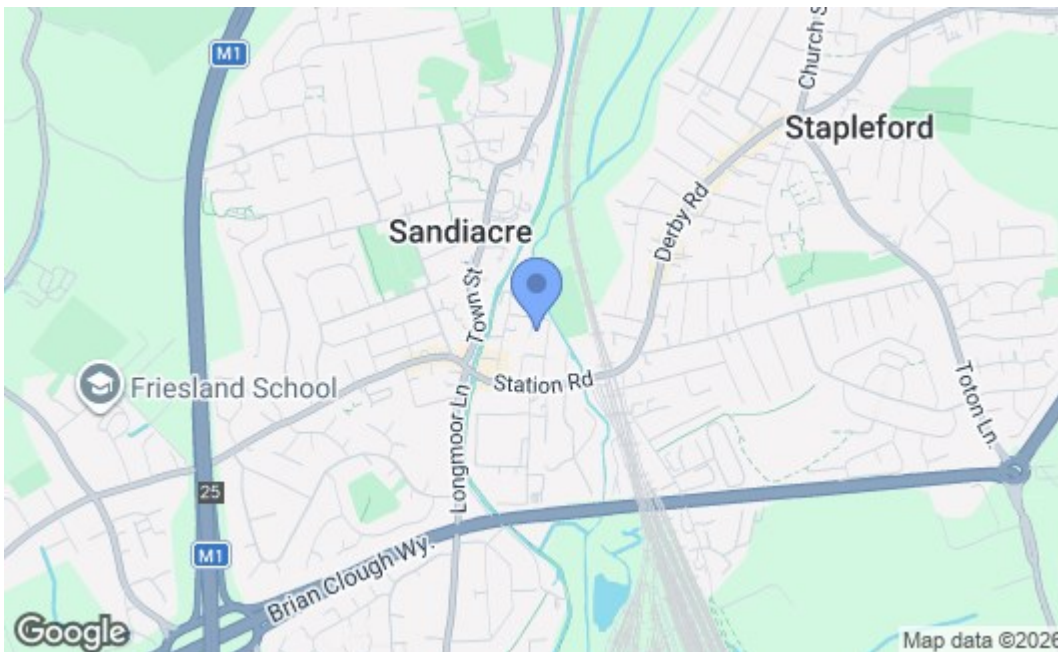
### Additional Information

Electricity – Mains supply  
Water – Mains supply  
Heating – Electric  
Septic Tank – No  
Broadband – BT, Sky  
Broadband Speed - Standard 17mbps Superfast 80mbps Ultrafast 1800mbps  
Phone Signal – Vodafone, 02, Three, EE  
Sewage – Mains supply  
Flood Risk – No flooding in the past 5 years  
Flood Defenses – No  
Non-Standard Construction – No  
Any Legal Restrictions – No  
Other Material Issues – No

### Council Tax

Erewash Borough Council Band C





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		68	
(39-54) E			
(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.