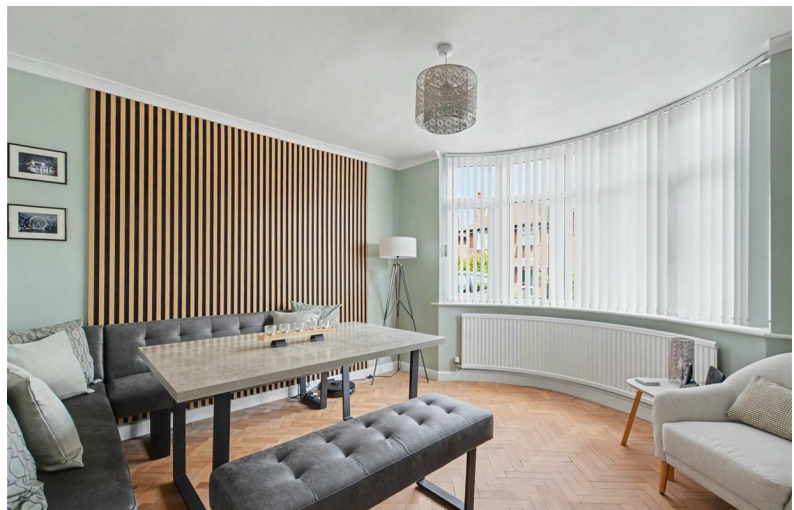




Park Road
Bramcote, Nottingham NG9 3LA

£325,000 Freehold

AN EXTREMELY WELL PRESENTED BAY
FRONTED THREE BEDROOM DETACHED
FAMILY HOUSE.



ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET THIS EXTREMELY WELL PRESENTED THREE BEDROOM DETACHED FAMILY HOUSE SITUATED IN THIS POPULAR AND ESTABLISHED RESIDENTIAL LOCATION WITHIN WALKING DISTANCE OF BRAMCOTE HILLS PARK.

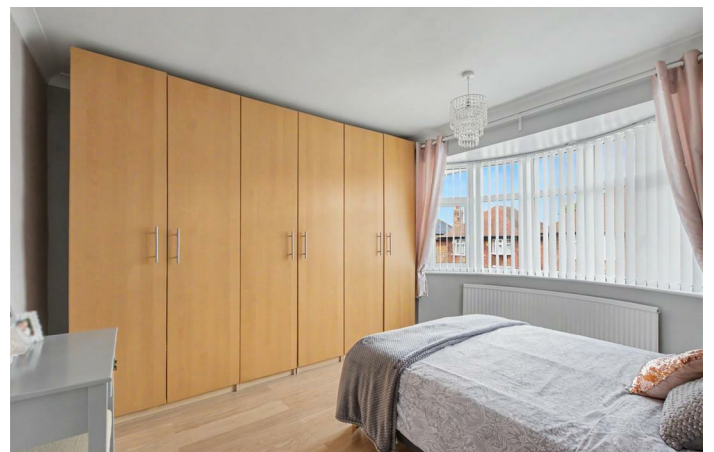
With accommodation over two floors, the ground floor comprises entrance hall, dining room, living room, garden room and kitchen. The first floor landing then provides access to three bedrooms and a modern four piece bathroom suite.

The property also benefits from gas fired central heating from a combination boiler, double glazing and off-street parking, as well as a generous private rear garden with lawn, decking and covered patio entertaining space.

The property is located in this popular and desirable residential location within walking distance of Bramcote Hills Park, along side excellent nearby schooling for all ages.

There is also easy access to shops, services and amenities in the towns of Stapleford and Beeston, as well as fantastic transport links such as the i4 and A52 for Nottingham and Derby, Junction 25 of the M1 motorway and the Nottingham electric tram terminus situated at Bardills roundabout.

We believe the property will make an ideal long term family home and we highly recommend an internal viewing.



ENTRANCE HALL

12'6" x 5'11" (3.83 x 1.82)

Feature composite and double glazed front entrance door, double glazed windows surrounding and above the door frame set within a decorative open archway style porch from the front driveway. Solid parquet flooring, radiator, useful understairs storage cupboard housing meters and gas fired combination boiler (for central heating and hot water), staircase rising to the first floor with decorative wood spindle balustrade, wall light points, alarm control panel.

DINING ROOM

13'4" x 12'1" (4.07 x 3.70)

Solid parquet flooring, coving, decorative panelling to one wall, double glazed bay window to the front (with fitted blinds), radiator, curved bay radiator, media points.

LIVING ROOM

11'1" x 11'1" (3.39 x 3.38)

Solid parquet flooring, coving, radiator, media points, Adam-style fire surround incorporating a coal effect fire, double glazed French doors leading to the garden room.

GARDEN ROOM

Aluminium frame construction, windows and doors opening out into the rear garden with exposed brickwork.

KITCHEN

14'6" x 6'10" (4.43 x 2.10)

The kitchen comprises a matching range of fitted base and wall storage cupboards and drawers, with granite-style roll top work surfaces incorporating single sink and draining board with central swan-neck style mixer tap and tiled splashbacks. Space for a cooker with extractor canopy over, space for full height fridge/freezer, plumbing for washing machine, space for tumble dryer. Integrated dishwasher, glass fronted crockery cupboards, double glazed window to the side, tiled floor, breakfast bar space, spotlights, uPVC panel and double glazed French doors (with inset fitted blinds).

FIRST FLOOR LANDING

Wood spindle balustrade, double glazed window to the side, wall light point. Doors to all bedrooms and bathroom.

BEDROOM ONE

13'4" x 12'1" (4.07 x 3.69)

Double glazed bay window to the front (with fitted blinds), curved bay radiator, additional radiator, coving, laminate flooring.

BEDROOM TWO

13'5" x 11'1" (4.11 x 3.38)

Double glazed window to the rear (with fitted blinds) overlooking the rear garden, radiator, coving, laminate flooring, freestanding wardrobes to one wall.

BEDROOM THREE

7'2" x 5'11" (2.20 x 1.81)

Double glazed window to the front (with fitted blinds), radiator, wall hung storage cupboards, laminate flooring.

BATHROOM

8'10" x 6'10" (2.70 x 2.10)

Modern white four piece suite comprising panel bath with swan-neck mixer tap, separate tiled and enclosed shower cubicle with glass screen and sliding shower door with mains shower, push flush WC and wash hand basin with mixer tap. Wall mounted LED lit bathroom mirror, traditional radiator, wall mounted ladder towel radiator, mirror fronted bathroom cabinet, spotlights, tiled floor, double glazed window to the rear (with fitted blinds). Loft access point to a partially boarded, lit and insulated loft space.

OUTSIDE

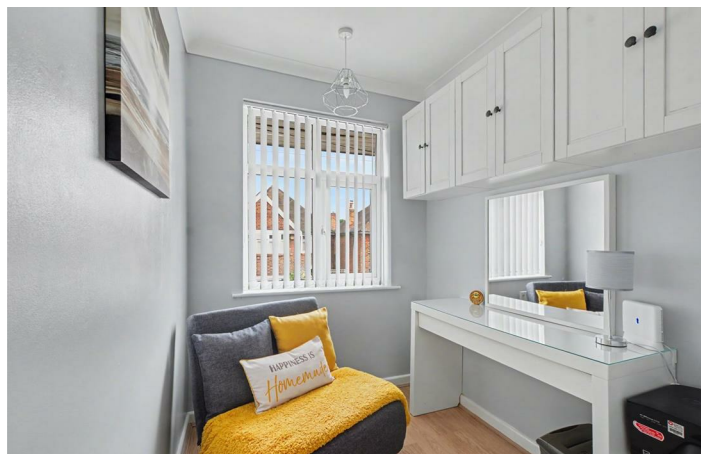
To the front, there is a lowered kerb entry point leading to a tarmac driveway with decorative block paved edging providing off-street parking with access leading down the left hand side of the property through double pedestrian gates. The front also offers a small planted flowerbed with decorative slate chippings and a variety of bushes and shrubbery.

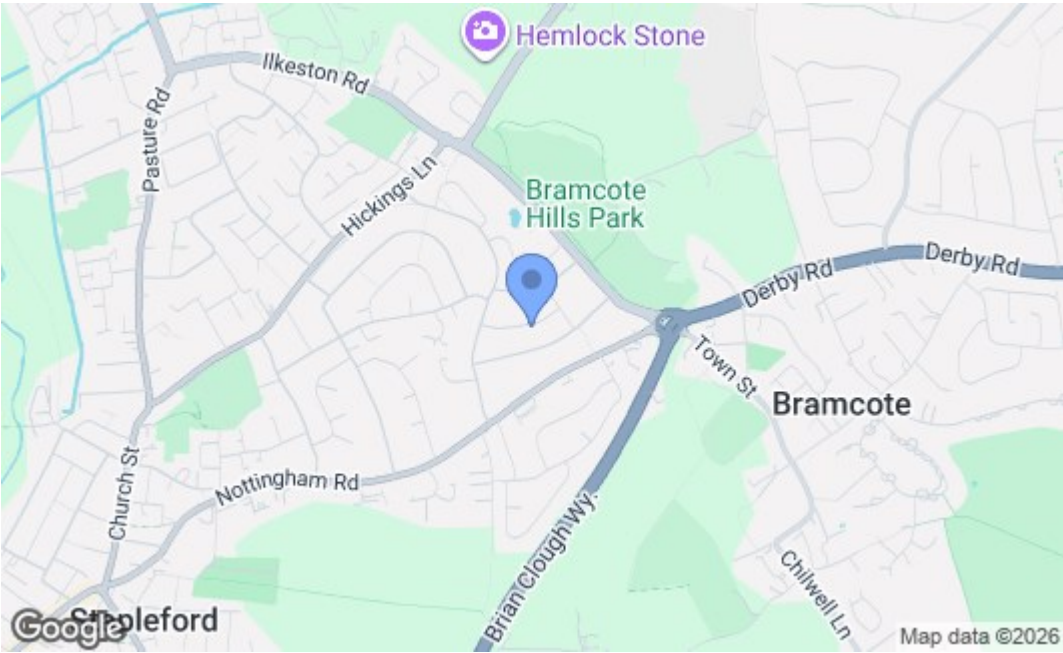
TO THE REAR

The rear garden is enclosed by timber fencing with concrete posts and gravel boards to the boundary line, split into various sections with a generous "L" shaped lawn with planted beds and borders housing decorative slate and a range of mature bushes, shrubs, trees and plants. The two separate entertaining areas include a raised deck, as well as a rear full width paved patio space with covered seating area along side a generous garden shed with external lighting, internal lighting and power. There is an external water tap and lighting point, and double pedestrian gates leading down the side of the property to the front which could potentially provide further off-street parking.

DIRECTIONS

From our Stapleford Branch on Derby Road, proceed to the Roach traffic lights and continue straight over onto Nottingham Road. Head to the Bramcote roundabout, turning left onto Ilkeston Road and take the first left onto Marshall Drive. Take a right hand turn onto Stanley Drive and then the first left onto Park Road where the property can be found on the left hand 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		
(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		
(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.