



Town Street
Bramcote, Nottingham NG9 3HL

£395,000 Freehold

An individually designed and constructed 1960s
split level detached bungalow.



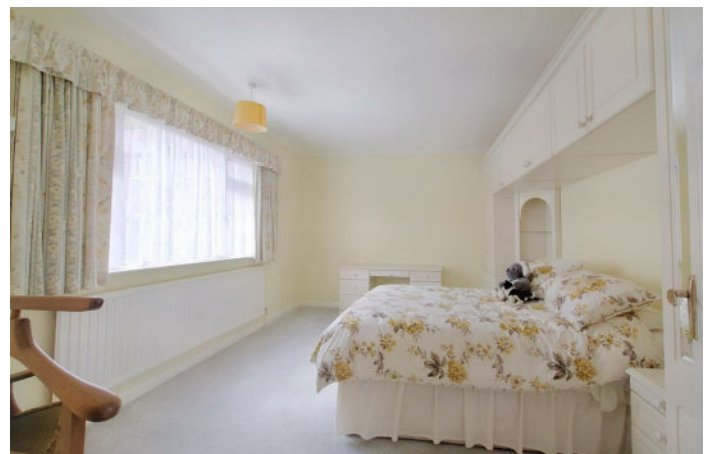
An individually designed and constructed 1960s split level detached bungalow.

Retaining much of its original character and charm, yet also displaying fabulous potential for the incoming purchaser to upgrade and re-model, this generous property offers bright and airy large open plan living spaces that will doubtless be of appeal to family purchasers and those looking to downsize to a bungalow.

In brief, the generous and versatile interior comprises: Entrance porch, spacious entrance hallway, sitting room, dining room, kitchen, garden room, three double bedrooms and a bathroom.

Outside the property has a driveway to the front providing ample car standing with a garage beyond and enclosed and private landscaped gardens to both the side and rear.

Tucked away in a private position, this excellent property is offered to the market with the benefit of chain free vacant possession and is situated in the heart of Bramcote Village, conveniently situated for local amenities.



Porch

A UPVC double glazed entrance door leads to porch with tiled flooring and a second wooden door leading to the hallway.

Hallway

14'5" x 9'0" (4.41 x 2.75)

Radiator with decorative cover and cloaks cupboard.

Sitting Room

19'5" x 13'6" (5.92 x 4.12)

With UPVC double glazed window, radiator, feature stone style surround with fuel effect fire and tiled hearth.

Dining Room

12'10" x 9'0" (3.92 x 2.75)

With UPVC double glazed window and radiator.

Kitchen

12'10" x 8'7" (3.93 x 2.62)

With a range of fitted wall and base units, worksurfaces with tiled splashbacks, gas hob with extractor above and oven below, single sink and drainer with mixer tap, plumbing for a washing machine, further appliance space and UPVC double glazed window.

Garden Room

14'3" x 6'7" (4.35 x 2.03)

With double glazed patio doors to the rear garden, double glazed window, tiled flooring and wooden door to the front.

Bedroom One

14'11" x 11'4" (4.57 x 3.46)

With UPVC double glazed window, radiator, fitted wardrobes and dressing table.

Bedroom Two

12'6" x 10'0" (3.83 x 3.06)

With UPVC double glazed window and radiator.

Bedroom Three

13'4" x 9'9" (4.08 x 3.03)

With UPVC double glazed window, radiator, fitted wardrobes and dressing table.

Bathroom

With a five piece suite comprising WC, bidet, pedestal wash hand basin, bath, shower cubicle with mains controlled shower over, fully tiled walls, radiator, UPVC double glazed window and airing cupboard housing the hot water cylinder.

Outside

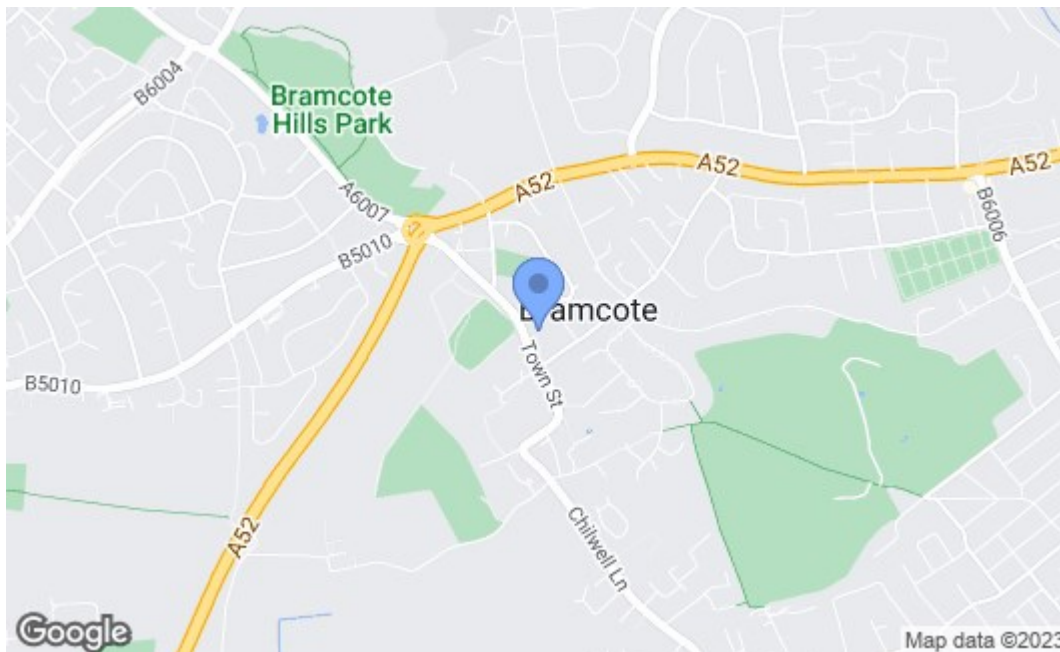
To the front the property is approached via a private driveway which provides ample car standing and has the garage beyond. There are established shrub borders and gated access to the rear. To the rear and side the property has landscaped gardens comprising various patio areas, lawns, stocked beds and borders, a timber shed, greenhouse and pergola.

Garage

30'10" x 8'7" (9.41 x 2.64)

With up and over door to the front, windows to the side and rear, light and power.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D		49	
(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			
(81 plus) A			
(61-81) B			
(41-61) C			
(21-41) D			
(1-21) E			
(1-21) F			
(1-21) 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.