



Deddington Lane,
Bramcote, Nottingham
NG9 3EW

£425,000 Freehold



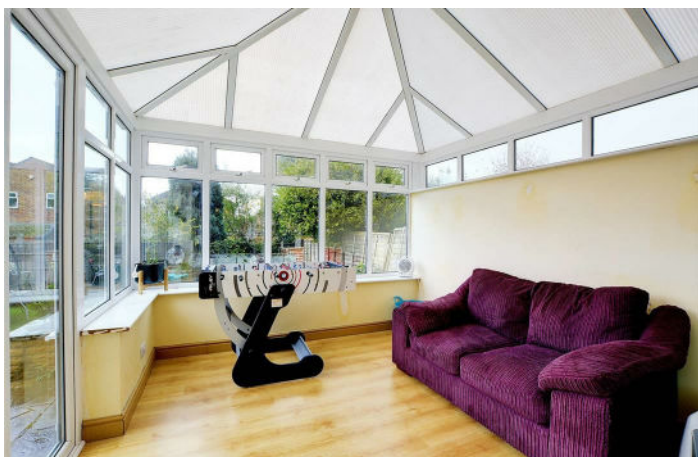
A beautifully presented and spacious four bedroom detached family home.

Situated in this sought-after residential location readily accessible for an array of local amenities including, shops, schools and transport links with Wollaton Hall and Deer Park, The University of Nottingham and The Queens Medical being just a short drive away, this delightful property is considered an ideal opportunity for a variety of potential purchasers including growing families or anyone looking to relocate to the Bramcote Area.

In brief the internal accommodation comprises; entrance porch, entrance hallway, lounge, kitchen, dining room and conservatory to the ground floor with four good sized bedrooms and family bathroom to the first floor.

Outside to the front of the property there is a blocked paved driveway providing off road parking with the integral garage beyond, side access leads to the generous rear garden which is mainly laid to lawn and features both a paved patio and a decked seating area and is enclosed with timber fencing.

Having been renovated by the current owners this property is offered to market with the benefit of modern fixtures and fittings, UPVC double glazing and gas central throughout. An early internal viewing comes highly recommended in order to be fully appreciated.



Entrance Porch

Composite entrance door, tiled flooring and secondary door leading to the entrance hallway.

Entrance Hallway

Entrance door to front, tiled flooring, stairs leading to the first floor, useful storage cupboard and radiator.

Lounge

25'1" x 11'9" (7.66m x 3.59m)

A Spacious lounge with UPVC double glazed window to the front, laminate flooring, two radiators and sliding patio doors leading into the conservatory.

Conservatory

10'11" x 9'5" (3.34m x 2.88m)

UPVC and brick construction, laminate flooring and UPVC French doors leading to rear garden.

Kitchen

10'9" x 8'7" (3.29m x 2.63m)

Fitted with a range of modern wall, base and drawer units, work surfaces, stainless steel sink and drainer unit with mixer tap, integrated electric oven with electric hob above and extractor fan over, space and plumbing for a washing machine, integrated dishwasher, complementary tiling to the walls and floor, spot lights to ceiling, useful storage cupboard, radiator, UPVC double glazed window to the rear and door leading into the dining room.

Dining Room

12'0" x 7'6" (3.67m x 2.29m)

UPVC French doors leading to the rear garden, tiled flooring, radiator and door leading into the integral garage.

First Floor Landing

With stairs rising from the ground floor, useful attic access and doors leading into the four bedrooms and bathroom.

Bedroom One

12'11" x 12'0" (3.94m x 3.68m)

UPVC double glazing to the front, carpet flooring and radiator.

Bedroom Two

11'1" x 12'0" (3.40m x 3.68m)

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

Bedroom Three

12'3" x 7'6" (3.75m x 2.30m)

UPVC double glazed window to the front, carpet flooring and radiator.

Bedroom Four

7'11" x 7'10" (2.42m x 2.40m)

UPVC double glazed window to the front, carpet flooring and radiator.

Family Bathroom

Fitted with a four piece suite comprising; panelled bath with shower hand set, wash hand basin inset to vanity unit, low level WC, walk in shower with mains control shower over and glass screen, complementary tiling to walls and floors, storage cupboard housing combination boiler, spot lights to ceiling and obscured UPVC double glazed window to the side.

Outside

To the front of the property there is a blocked paved driveway providing off road parking with the integral garage beyond, side access leads to the generous rear garden which is mainly laid to lawn and features both a paved patio and a decked seating area and is enclosed with timber fencing.

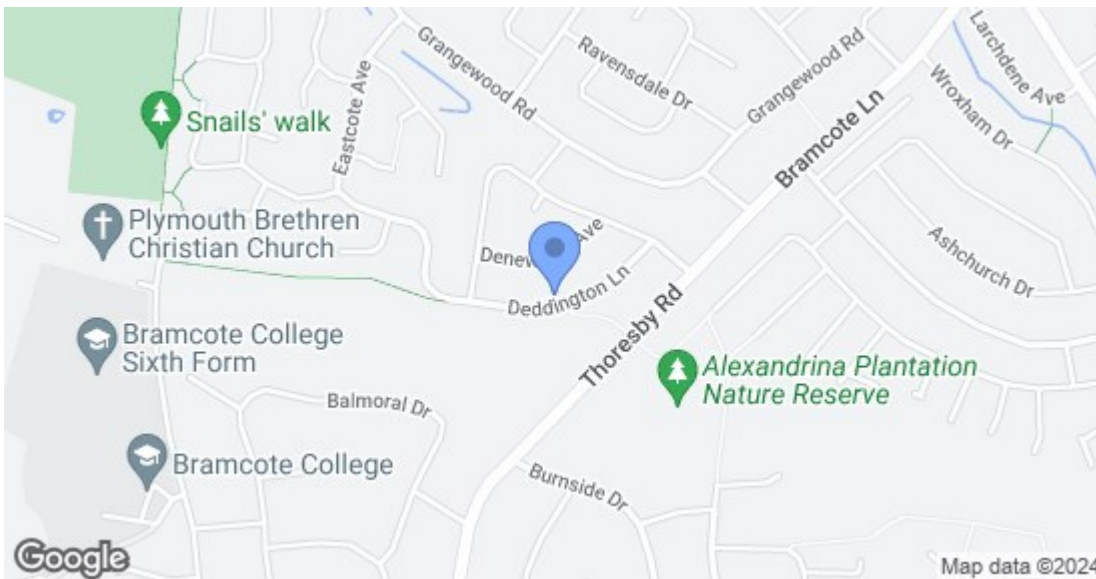
Garage

With up and over door to front.

Council Tax Band

Broxtowe Borough Council Band D





Energy Efficiency Rating		Current	Potential
Very energy efficient - lowest energy costs			
192 plus	A		
161-191	B		83
129-160	C		
105-128	D		60
82-104	E		
62-81	F		
45-61	G		
Not energy efficient - highest energy costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
192 plus	A		
161-191	B		79
129-160	C		
105-128	D		51
82-104	E		
62-81	F		
45-61	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.