



Marshall Drive  
Bramcote, Nottingham NG9 3LE

**£269,500 Freehold**

A TRADITIONAL DOUBLE HEIGHT BAY  
FRONTED THREE BEDROOM SEMI  
DETACHED HOUSE OFFERED FOR SALE  
WITH NO UPWARD CHAIN.



ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET FOR THE FIRST TIME IN OVER 50 YEARS ALSO BELIEVED TO HAVE HAD ONLY TWO OWNERS SINCE CONSTRUCTION THIS TRADITIONAL DOUBLE HEIGHT BAY FRONTED THREE BEDROOM SEMI DETACHED HOUSE SITUATED WITHIN THIS POPULAR AND ESTABLISHED RESIDENTIAL LOCATION.

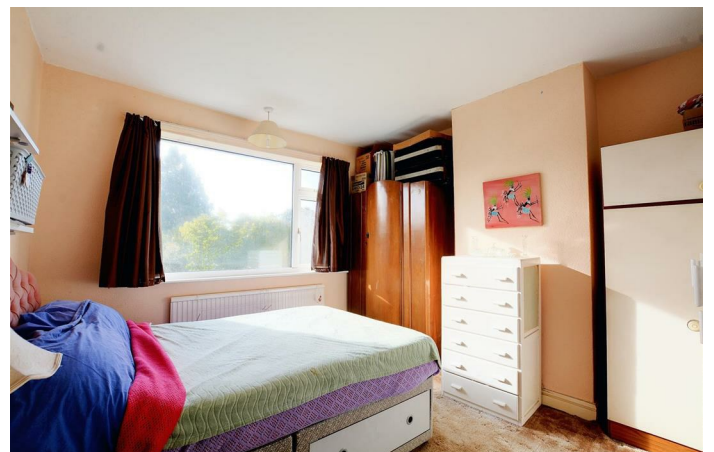
With accommodation over two floors, the ground floor comprises entrance porch to entrance hall with useful understairs storage cupboard, living room, dining room, and kitchen. The first floor landing provides access to three bedrooms, bathroom, and separate WC.

The property also benefits from gas fired central heating from combination boiler, double glazing, off-street parking, and generous garden plot to the rear.

The property is located within this popular and established residential location within easy reach of excellent nearby transport links such as the A52 for Nottingham/Derby, Junction 25 of the M1 motorway, i4 bus service, and Nottingham electric tram terminus situated at Bardills roundabout.

There is also easy access to schooling for all ages, open countryside such as Bramcote Park and Hemlock Stone, shopping facilities within Stapleford and Beeston.

We believe that the property would make an ideal family home due to its location covering schools, transport and shopping facilities. We highly recommend an internal viewing.



## ENTRANCE PORCH

uPVC panel and double glazed front entrance door with double glazed windows to either side of the door set within a uPVC double glazed decorative archway. Further panel and glazed door with windows to either side of the door leading through to the entrance hallway.

## ENTRANCE HALL

12'11" x 5'10" (3.95 x 1.78)

Staircase rising to the first floor, radiator, coat pegs, panelling, display shelving, decorative coving. Doors to living room, dining room and kitchen. Further door to understairs storage space with shelving, double glazed window to the side, gas and electricity meters, and also housing the gas fired combination boiler (for central heating and hot water purposes).

## LOUNGE

13'5" x 12'0" (4.11 x 3.66)

Double glazed bay window to the front, radiator, wall light points, coving, decorative ceiling rose, central chimney breast housing four bar gas fire, media points.

## DINING ROOM

11'11" x 10'11" (3.65 x 3.35)

Sliding double glazed patio doors opening out to the rear gardens, radiator, coving, central chimney breast with tiled fireplace incorporating four bar gas fire.

## KITCHEN

13'8" x 6'10" (4.17 x 2.10)

The kitchen comprises a matching range of fitted base and wall storage cupboards with roll top work surfaces incorporating single sink and draining board with central mixer tap and tiled splashbacks. Space for cooker, plumbing for washing machine, space for fridge/freezer and further under counter kitchen appliance, two double glazed windows to the side, tiled floor, uPVC panel and double glazed exit door to the garden.

## FIRST FLOOR LANDING

Double glazed window to the side. Doors to all bedrooms, bathroom and separate WC. Decorative coving. Loft access point with loft ladder to an insulated loft space. Overstairs storage space with shelving.

## BEDROOM ONE

13'6" x 11'2" (4.12 x 3.42)

Double glazed bay window to the front, radiator, coving.

## BEDROOM TWO

11'11" x 11'1" (3.65 x 3.39)

Double glazed window to the rear overlooking the rear garden, radiator.

## BEDROOM THREE

7'5" x 6'11" (2.28 x 2.11)

Double glazed window to the front, radiator.

## BATHROOM

6'11" x 5'6" (2.12 x 1.69)

Two piece suite comprising panel bath with mixer tap and mains shower, wash hand basin. Fully tiled walls, extractor fan, double glazed window to the rear, chrome heated ladder towel radiator.

## SEPARATE WC

4'0" x 2'7" (1.24 x 0.80)

Housing push flush WC, double glazed window to the side.

## OUTSIDE

To the front of the property there is a lowered kerb entry point to a paved driveway providing off-street parking which in turn provides access to the front entrance door and pedestrian gated access into the rear garden. There is picket fencing, small planted flowerbed housing a variety of bushes and hedgerow to the boundary line.

## TO THE REAR

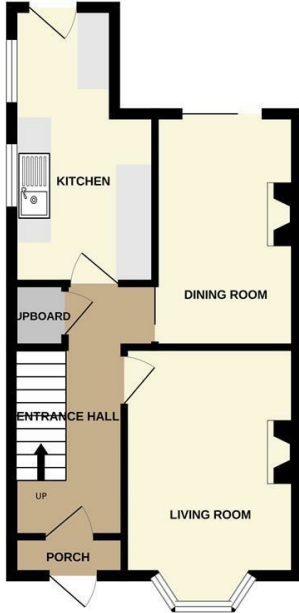
The rear garden is of a good proportion benefitting from an initial paved patio seating area (ideal for entertaining) which then leads onto an initial lawn section with pathway providing access to the middle and rear of the garden plot. Halfway down the garden on the right hand side there is a greenhouse beyond which potential to either create a vegetable plot or further lawn section (depending on the need of the onward purchaser). To the foot of the plot continuing along the pathway there are two timber storage sheds with brick wall and fencing to the boundary lines. The garden also consists of a variety of bushes, shrubs and plants. Pedestrian gated access back around to the front. External lighting point and side garden tap.

## DIRECTIONAL NOTE

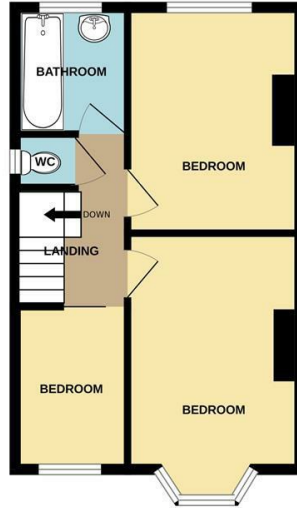
From our Stapleford Branch on Derby Road, proceed to the Roach traffic lights and continue straight over onto Nottingham Road Stapleford. Head in the direction of Bramcote before taking an eventual left hand turn onto Ewe Lamb Lane just after the Bramcote street sign. Take the first right onto Marshall Drive and the property can then be found on the right hand side, identified by our For Sale board. Ref: 8253NH



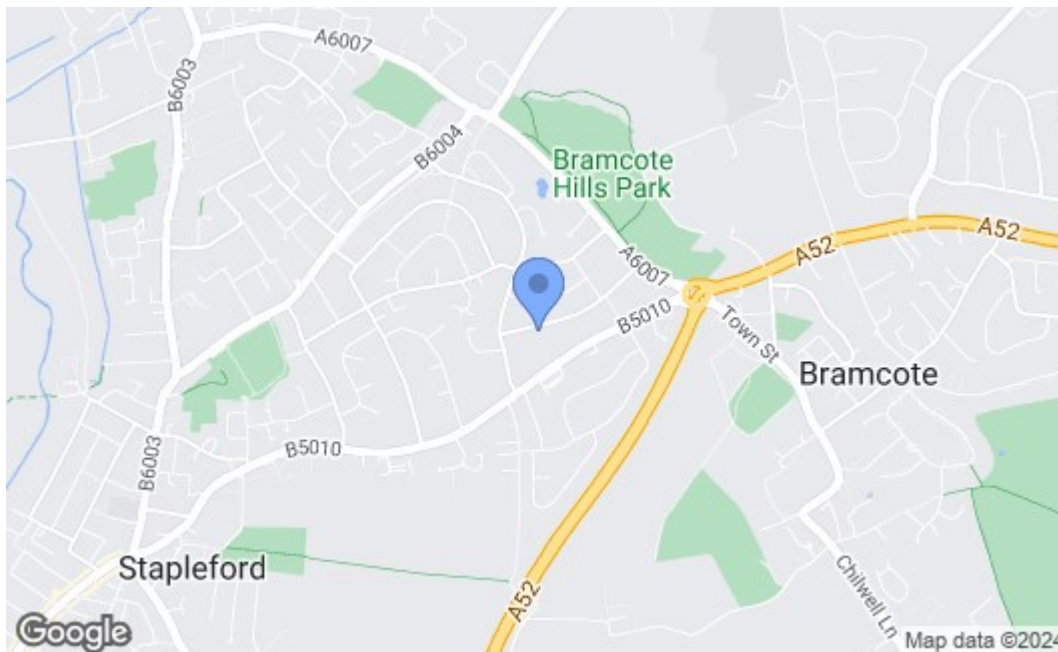
GROUND FLOOR  
395 sq.ft. (36.7 sq.m.) approx.



1ST FLOOR  
364 sq.ft. (33.8 sq.m.) approx.



TOTAL FLOOR AREA: 758 sq.ft. (70.5 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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			
		57	77
<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.