



Derby Road
Bramcote, Nottingham NG9 3JA

£300,000 Freehold

A TWO BEDROOM DETACHED
BUNGALOW.



Situated on a corner position on the flat in this convenient location can be found this two bedroom, two reception room detached bungalow.

Located within this highly desirable residential suburb, conveniently located within a short walk of a bus route, post office with convenience store, as well as a doctor and dentist close by. There are good transport links to Beeston, Queens Medical Centre and Nottingham city centre. For those who enjoy the outdoors, there are parks and open space within walking distance.

Well maintained throughout, this property comes to the market in a ready to move into condition with features including gas fired central heating served from a combination boiler, fitted kitchen with granite worktops, double glazing and a conservatory enjoying a private aspect over the rear garden.

Further features include off-street parking, double garage and easy to maintain gardens.

A great property for those looking for single storey living, with a good level of convenience. Viewing is recommended.



BREAKFAST KITCHEN

14'2" x 9'3" (4.33 x 2.82)

Incorporating a modern fitted range of wall, base and drawer units, granite worktops, inset one and a half bowl sink unit with single drainer. Built-in electric oven, gas five ring hob, extractor hood over. Radiator, double glazed windows to the front and side, front entrance door, door to side lobby, door to dining room, door to living room.

LIVING ROOM

14'5" x 16'10" (4.41 x 5.14)

Flame effect gas fire with Adam-style surround, radiator, glazed double doors to dining room, double glazed window to the front, door to bedroom two.

BEDROOM TWO

8'10" x 7'4" (2.70 x 2.24)

Fitted wardrobes, radiator, double glazed window to the front.

DINING ROOM

14'1" x 8'3" (4.30 x 2.53)

Radiator, double glazed patio door to the rear, door to rear hallway.

REAR HALLWAY

16'9" x 3'7" (5.13 x 1.1)

Double glazed window and door to conservatory, door to bedroom one.

CONSERVATORY

11'5" x 9'2" (3.49 x 2.81)

uPVC double glazed windows with French doors leading to the rear garden.

BEDROOM ONE

10'8" x 8'10" to wardrobes (3.27 x 2.71 to wardrobes)

Fitted wardrobes to one wall, radiator, double glazed window to the rear.

SIDE LOBBY

Accessed from the kitchen with radiator, double glazed window, archway to shower room.

SHOWER ROOM

8'1" x 6'3" (2.47 x 1.92)

Incorporating a modern three piece suite comprising wash hand basin with vanity unit, low flush WC, large shower cubicle with thermostatic controlled shower. Heated towel rail, double glazed window.

OUTSIDE

The property is situated on an enclosed fenced-in corner plot. The front garden is landscaped for ease of maintenance with shrubs and gravel area. To the side of the property there is a driveway accessed off Bembridge Court providing off-street parking and leading to the garage. There is secure gated access leading to the rear courtyard style garden with ornamental gravel beds infilled with shrubs, block paved patio and seating areas.

GARAGE

15'9" x 14'10" (4.82 x 4.53)

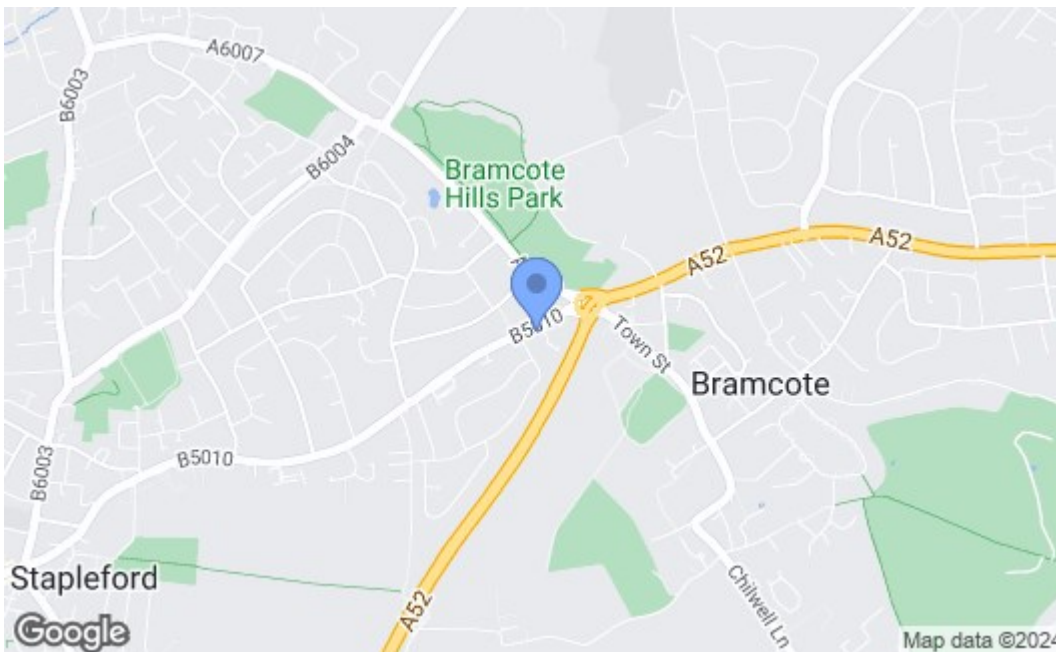
Sectional concrete constructed with up and over door, light and power. Double glazed window and door to the side.

DIRECTIONS

From the Sherwin Arms roundabout junction in Bramcote, proceed towards Stapleford on Derby Road. The property can be found a short way down on the left hand side on the corner with Bembridge Court.



Robert Ellis
ESTATE AGENTS



| Energy Efficiency Rating | | Current | Potential |
|-----------------------------------------------------------------|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | 80 |
| (69-80) C | | | |
| (55-68) D | | 50 | |
| (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.