



Crummock Close,  
Bramcote, Nottingham  
NG9 3BG

**£350,000 Freehold**



A modern three bedroom, link-detached property in a quiet cul-de-sac.

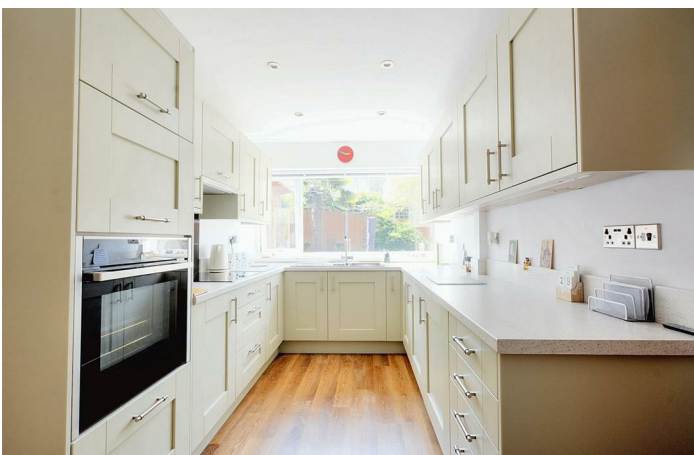
Situated in Bramcote, you are well positioned for a wealth of local amenities on your doorstep including shops, public houses, healthcare facilities, restaurants, and transport links. You are also within close proximity to commuting roads such as the A52 and the M1.

This spacious property would be considered the ideal opportunity for a large variety of buyers including growing families, young professionals or anyone looking to relocate to this convenient spot.

In brief the internal accommodation comprises, entrance porch, with secondary door through to the entrance hall, open plan lounge diner, kitchen, and downstairs WC. Then rising to the first floor are three bedrooms and family bathroom.

Outside to the front of the property there is a driveway leading to a tandem garage. The enclosed rear garden is nicely landscaped with seating areas and well-established trees creating an element of privacy. There is also the option to additionally purchase the recently added garden cabin.

Having been incredibly well maintained by the current vendors this delightful property is offered to the market with the advantage of gas central heating, UPVC double glazing throughout, and is well worthy of an early internal viewing.



## Entrance Porch

Composite door through to the carpeted entrance space.

## Entrance Hall

Secondary door through to the carpeted entrance hall, with radiator and fitted storage cupboard.

## Open Plan Lounge Diner

25'6" x 11'7" (7.79m x 3.54m )

A carpeted reception room, with four radiators, inset glass fronted stone bed gas fire, UPVC double glazed window to the front aspect and UPVC double glazed bifold doors out to the rear garden.

## Kitchen

11'10" x 7'9" (3.62m x 2.37m )

A range of wall and base units with work surfacing over, one and a half bowl sink and drainer unit with mixer tap with filtered water outlet , inset NEFF induction hob with extractor fan above and integrated appliances to include NEFF electric oven and fridge. Access to the pantry cupboard and UPVC double glazed window to the rear garden.

## Downstairs WC

Fitted with a low level WC, wash hand basin inset to vanity unit, fully tiled walls and wall mounted heated towel rail.

## First Floor Landing

UPVC double glazed window to the side aspect.

## Bedroom One

13'6" x 11'7" (4.14m x 3.55m )

A carpeted double bedroom, with radiator, fitted wardrobes, dressing table and overhead storage, and UPVC double glazed window to the front aspect.

## Bedroom Two

11'0" x 10'7" (3.37m x 3.24m )

A carpeted double bedroom, with radiator, access to the boarded loft area via drop down ladder, and UPVC double glazed window to the rear aspect.

## Bedroom Three

9'6" x 6'6" (2.90m x 1.99m )

A carpeted bedroom, with radiator, fitted storage cupboards and UPVC double glazed window to the side aspect.

## Bathroom

Incorporating a four-piece suite comprising low flush WC, wash hand basin inset to vanity unit, bath with shower

handset, corner walk in mains powered shower, fully tiled walls, wall mounted heated towel rail and UPVC double glazed windows to the side aspect

## Outside

To the front of the property is a well-maintained garden with grey slate chippings, shrubs and block paved driveway leading to the tandem garage. The enclosed rear has a paved seating area, decking, pebbled décor, mature shrubs, and flowers. The homeowners are also open to the separate sale of a log cabin, this is carpeted, with power points and French doors out to the garden.

## Garage

31'7" x 8'10" (9.64m x 2.71)

Electric garage door to front, light and power, plumbing for washing machine, further useful appliance space, and UPVC double glazed pedestrian door to the rear garden.

## Material Information:

Freehold

Property Construction: Brick

Water Supply: Mains

Sewerage: Mains

Heating: Mains Gas

Solar Panels: No

Building Safety: No Obvious Risk

Restrictions: None

Rights and Easements: None

Planning Permissions/Building Regulations: None

Accessibility/Adaptions: None

Has the Property Flooded?: No

## Disclaimer:

These details and Key facts 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. Full material information is available in hard copy upon request.

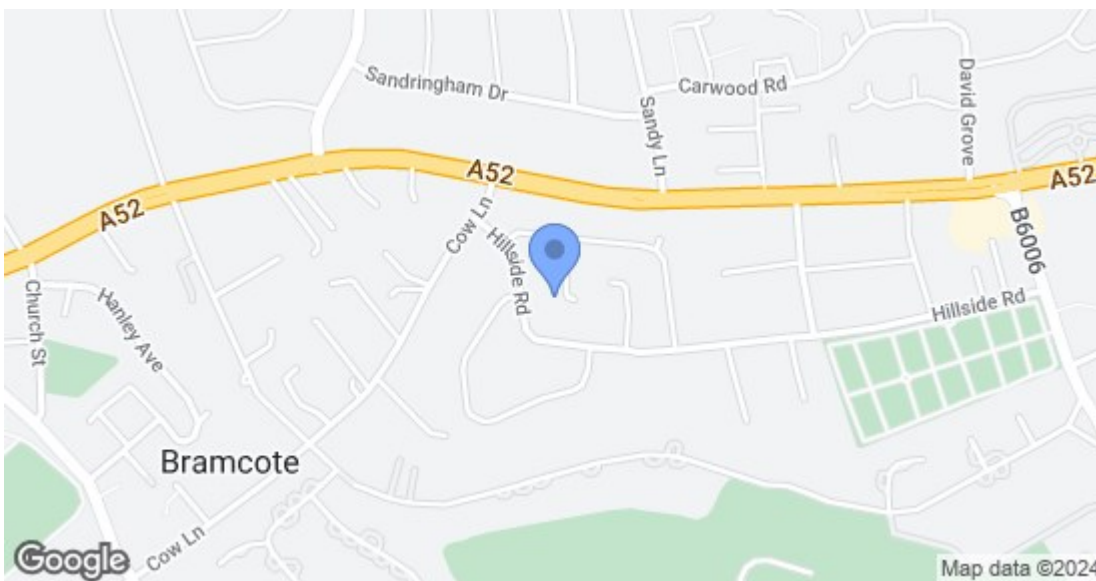


GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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			
<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			
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