Robert Ellis

look no further. . .







Derby Road

Bramcote, Nottingham NG9 3JA

£495,000 Freehold

AN EXTREMELY WELL PRESENTED, EXTENDED FOUR BEDROOM DETACHED FAMILY HOME SITUATED IN THIS DESIRABLE & SOUGHT AFTER RESIDENTIAL LOCATION.



ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET THIS IMMACULATELY PRESENTED, EXTENDED FOUR BEDROOM, TWO BATHROOM, THREE TOILET DETACHED FAMILY HOME POSITIONED IN THIS HIGHLY DESIRABLE AND SOUGHT AFTER RESIDENTIAL LOCATION.

With accommodation over two floors, the ground floor comprises entrance hall, ground floor WC, living room, sitting room, dining area and kitchen. The first floor landing then provides access to the principal bedrooms with four piece en-suite bathroom, three further bedrooms and a modern three piece shower room.

The property also benefits from gas fired central heating from a combination boiler, double glazing, ample secure off-street parking with electric gates, carport, detached and insulated gym/home office, detached workshop situated at the foot of the plot, multi-fuel burning stove and EV charging point.

The property is located in this highly desirable residential catchment location within close proximity to excellent nearby schooling for all ages, good transport links including the i4 bus service, the A52 for Nottingham and Derby, Junction 25 of the M1 motorway and the Nottingham electric tram terminus situated at Bardills roundabout.

There is also easy access to a vast array of nearby shops, services and amenities in the neighbouring towns of Beeston and Stapleford, as well as a range of nearby outdoor green space including King George Park and Bramcote Hills Park.

The property is in a ready to move into condition and would make an ideal long term family home. We highly recommend an internal viewing.





HALL
13'6" x 5'5" (4.12 x 1.67)
uPVC panel and double glazed front entrance door with decorative stained glass panel set within a decorative curved archway. Feature tiled floor, staircase rising to the first floor with decorative wood spindle balustrade, understairs cupboard housing the electric meter and consumer unit, alarm control panel, radiator with display cover, telephone point, coving, doors leading through to the WC, living room, sitting room and kitchen.

WC
7'4" x 2'2" (2.26 x 0.67)
Modern white two piece suite comprising push flush WC and wash hand basin with mixer tap. LED spotlights with sensor operation, coving, extractor fan, tiled floor, majority tiled walls, storage cupboard.

LIVING ROOM
12'7" x 12'2" (3.85 x 3.71)
Walk-in double glazed box bay window to the front (with fitted blinds), radiator, coving, media points, central chimney breast incorporating Adam-style fire surround with marble insert and hearth housing a coal effect gas fire.

SITTING ROOM
12'9" x 11'10" (3.90 x 3.62)
Media points, radiator, coving, picture rail, central chimney breast incorporating exposed feature brickwork surround fireplace with tiled hearth housing a multi-fuel burning stove, wall light points, opening through to the dining area.

DINING AREA
11'10" x 7'11" (3.61 x 2.42)
Two Velux roof windows to the rear, uPVC double glazed French doors opening to the rear composite garden deck with double glazed windows to either side of the doors, ample space for dining table and chairs, radiator, wall light points.

KITCHEN
18'4" x 8'2" (5.61 x 2.49)
The kitchen comprises a matching range of fitted handle-free soft-closing base and wall storage cupboards and drawers, with solid Corian marble-style work surfacing and matching upstands with inset one and a half bowl sink unit with draining board and central swan-neck mixer tap. Fitted four ring induction hob with extractor canopy over, space for fridge/freezer, integrated dishwasher and double oven, boiler cupboard housing the gas fired combination boiler (for central heating and hot water purposes) with additional shelving and plumbing for the washing machine. Spotlights, double glazed window to the side (with fitted blinds), rear Velux roof window, uPVC panel and double glazed exit door.

FIRST FLOOR LANDING
Decorative wood spindle balustrade continued from the entrance hall, coving, doors leading to all bedrooms and shower room. Loft access point with pull-down loft ladder to a boarded and lit loft space ideal for storage.

BEDROOM ONE
18'4" max reducing to 11'9" x 11'7" (5.59 max reducing to 3.59 x 3.55)
Double glazed window to the front (with fitted blinds), radiator, decorative coving, range of wardrobes, additional linen closet with shelving and door to en-suite.

EN-SUITE BATHROOM
9'3" reducing to 8'0" x 10'5" (2.83 reducing to 2.46 x 3.18)
Modern white four piece bathroom suite comprising a separate freestanding bathtub with waterfall mixer tap, separate shower cubicle with glass screen and sliding shower door, dual attachment mains shower, wash hand basin with waterfall mixer tap, push flush WC. Feature vertical radiator, mirror fronted bathroom cabinet, shaver point, extractor fan, double glazed window to the rear (with fitted roller blind).

SHOWER ROOM
8'3" x 4'3" (2.52 x 1.30)
Modern three piece suite comprising a tiled and enclosed shower cubicle with glass screen and sliding shower door with Triton electric shower, wash hand basin with mixer tap and storage cabinets beneath, hidden cistern push flush WC. Additional matching bathroom storage cupboard, double glazed window to the rear (with fitted blind), radiator, extractor fan.

BEDROOM TWO
12'9" x 11'10" (3.90 x 3.63)
Double glazed window to the rear overlooking the rear garden, radiator, coving, freestanding sliding door half mirror-fronted wardrobe with shelving and hanging space.

BEDROOM THREE
9'10" x 10'4" (3.02 x 3.16)
Double glazed window to the front (with fitted blinds), radiator, coving.

BEDROOM FOUR
7'10" x 7'3" (2.41 x 2.22)
Double glazed window to the front (with fitted blinds), radiator, coving.

OUTSIDE
To the front of the property, there is a spacious part block paved/part tarmac driveway providing ample secure off-street parking with electrically operated gates to the front. The driveway is enclosed by timber fencing with curved edge panels set within concrete posts and gravel boards. There is decorative gravel stones to beds housing a variety of bushes and shrubbery. There is an EV charging point, access to the carport via electrically operated garage roller door which leads down the side of the house into the carport and rear garden.

CARPORT AREA
The carport area to the side is accessed via an electric garage roller door and lockable metal garden gate, automatic bulkhead lighting and power. This area also houses the gas meter and outside water tap. There is an outside lighting point and provides open access into the rear garden.

TO THE REAR
The rear garden has various areas with an initial composite decked seating area with outside power, access to the detached gym/home office and then leads onto the remainder of the rear garden. There is a generous shaped lawn with planted flowerbeds and borders to either side housing a variety of bushes, shrubs, trees and plants, enclosed by timber fencing set within concrete posts and gravel boards to the boundary lines. The garden also benefits from a rockery and pond, raised tiled seating area with decorative gravel edging and a pathway provides access to the foot of the plot where a further paved patio area, raised flowerbeds, greenhouse and garden storage area can be found. Also situated at the foot of the plot is a detached garden workshop which has the benefit of power and lighting points.

GARDEN GYM/HOME OFFICE
22'11" max x 10'9" (7.01 max x 3.28)
An insulated and cladded garden room with double glazed French entrance doors to the side, double glazed windows to both the side and rear, spotlights, power, lighting and useful storage area with mirror fronted sliding door wardrobes.

DIRECTIONS
From our Stapleford Branch on Derby Road, proceed to the Roach traffic lights and continue straight over onto Nottingham Road, Stapleford. Continue onto Derby Road, Bramcote and the property can found on the right hand side, identified by our For Sale board.

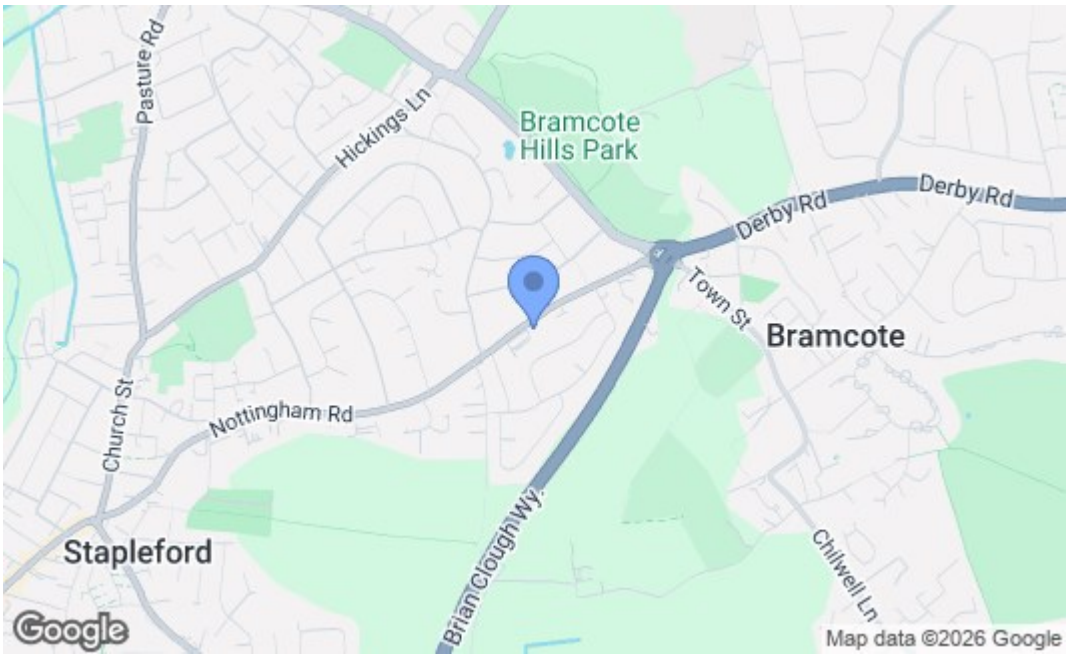


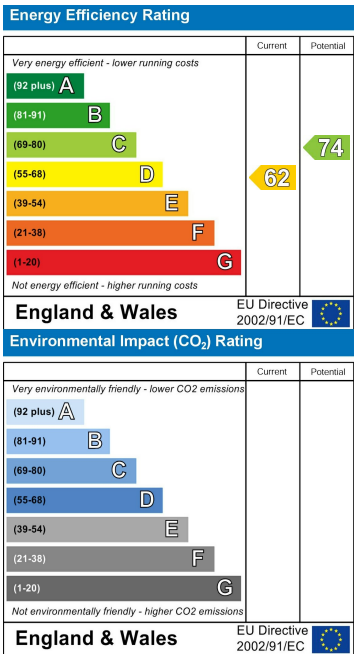












These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

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