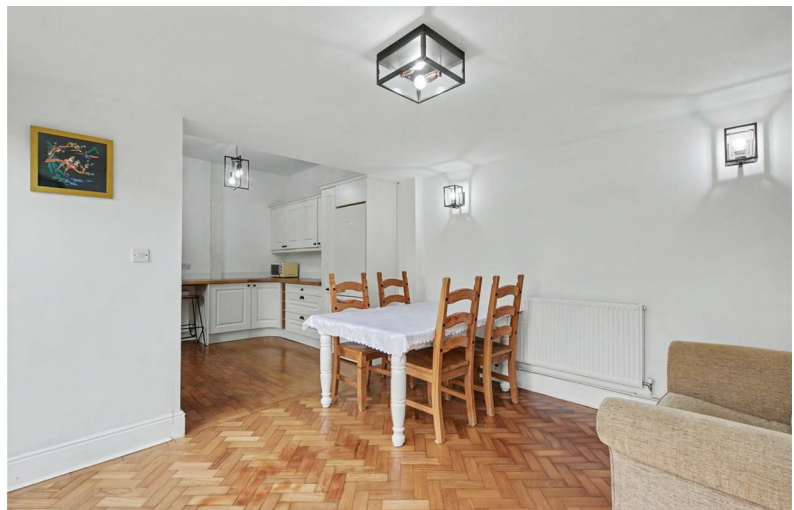


Robert Ellis

look no further...



Bramcote Road,
Beeston, Nottingham
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£549,950 Freehold

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This delightful detached house is an ideal haven for growing families seeking both space and character.

The house boasts three inviting reception rooms, perfect for entertaining guests or enjoying quiet family evenings and four bedrooms. Each room is filled with natural light, creating a warm and welcoming atmosphere throughout the home. The well-appointed kitchen provides a functional space for culinary adventures, while the adjoining dining area is perfect for family meals and gatherings.

With two bathrooms, morning routines will be a breeze, ensuring that everyone can start their day without the usual hustle and bustle. The property also features parking, adding to the convenience of this lovely home.

The charm of this house is evident in its characterful features, which blend seamlessly with modern living. The surrounding area of Beeston is known for its vibrant community and excellent amenities, making it a desirable location for families. Local schools, parks, and shops are all within easy reach, enhancing the appeal of this wonderful property.

In summary, this detached house on Bramcote Road is a perfect choice for families looking for a spacious and character-filled home in a thriving community. Don't miss the opportunity to make this charming property your own.



Entrance Hall

A composite entrance door, tiled flooring, UPVC double glazed window to the side, stairs to the first floor and doors to the family room and lounge.

Lounge

12'11" x 11'11" (3.95m x 3.65m)

A carpeted reception room with electric fire with tiled surround and Adam-style mantle, vertical radiator, double glazed slash windows to the front and side.

Family Room

12'11" x 11'11" (3.95m x 3.65m)

A carpeted reception room with double glazed slash window to the front, radiator, log-burner with tiled hearth and exposed brick surround, fitted cupboard and door to the kitchen.

Kitchen

15'3" x 9'10" (4.66m x 3.02m)

Fitted with a range of wall, base and drawer units, work-surfaces, double Belfast sink with mixer tap, space for a large range-style cooker with extractor fan over, integrated dishwasher, space for a fridge freezer, breakfast bar, UPVC double glazed window to the side, large understairs storage cupboard, parquet flooring and opening into the dining room.

Dining Room

11'10" x 10'6" (3.62m x 3.22m)

With parquet flooring, radiator, UPVC double glazed bi-fold doors to the garden and a door to the utility.

Utility Room

11'3" x 6'5" (3.44m x 1.98m)

With wall units, work-surfaces, Belfast sink with mixer tap, plumbing for a washing machine and tumble dryer, tiled flooring and splashbacks, radiator, door to the garden, stairs to a trap door which leads to bedroom three and a door to the shower room.

Shower Room

Incorporating a three-piece suite comprising shower, wash-hand basin inset to vanity unit, WC, tiled splashbacks, radiator, extractor fan and window to the rear.

First Floor Landing

Two radiators, loft-hatch, airing cupboard, UPVC double glazed window to the side and doors to the bathroom and four bedrooms.

Bedroom One

12'11" x 11'11" (3.95m x 3.65m)

A carpeted double bedroom with radiator and double glazed sash windows to the front and side.

Bedroom Two

12'11" x 11'11" (3.95m x 3.65m)

A carpeted bedroom with radiator, double glazed sash windows to the front, built-in cupboard, currently used as a study with double glazed sash window to the front.

Bedroom Three

12'5" x 11'8" (3.81m x 3.56m)

A carpeted double bedroom with two UPVC double glazed windows to the side, radiator and a trap door down to the utility room.

Bedroom Four

9'0" x 8'9" (2.75m x 2.68m)

A carpeted bedroom with UPVC double glazed window to the side and radiator.

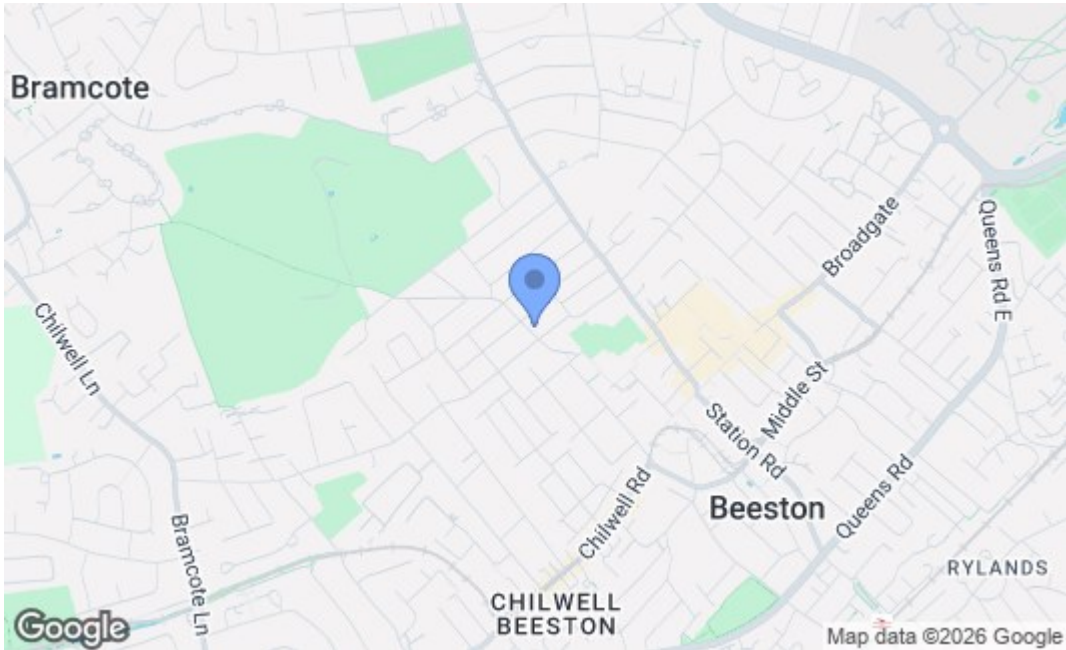
Bathroom

Incorporating a four-piece suite comprising roll-top bath, corner shower, pedestal wash-hand basin, WC, tiled flooring and part tiled walls, wall-mounted heated towel rail, extractor fan, spotlights to ceiling and double glazed sash window to the side.

Outside

To the front of the property you will find a driveway, mature shrubs and gated side access leading to the well-maintained rear garden which features a patio over looking the lawn beyond, a range of mature trees and shrubs, useful storage shed, a brick-built store and fence boundaries.





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	55	
(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.