Robert Ellis

look no further. . .







Russley Road
Bramcote, Nottingham NG9 3JF

AN EXTENDED THREE BEDROOM DETACHED BUNGALOW. NO UPWARD CHAIN.

£335,000 Freehold

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Situated within this highly regarded residential suburb is this extended three bedroom detached bungalow.

This property comes to the market with NO UPWARD CHAIN and in a ready to move into condition. Offering surprisingly spacious and flexible single storey living.

The accommodation is arranged as follows: entrance porch leading to an entrance hall which has doors to both the kitchen and living room which is then open to a separate reception area (ideal as a dining room/snug, etc. An inner hallway leads off both the kitchen and living room and provides access to two double bedrooms and shower room. In addition to this accommodation, there is a cloaks/WC which links into an additional bedroom which could also be used as a study/dayroom, etc. There is a useful side porch which also acts as a utility room.

A driveway provides off-street parking and leads to the attached brick built garage. The front and rear gardens are both attractively landscaped and well-maintained, and compliment the property.

Russley Road is situated within Bramcote, a highly regarded residential suburb. The property is within walking distance of a regular bus service on Derby Road, as well as a Post Office and convenience store, doctors, dentist and the Sherwin Arms.

Bramcote is ideally placed just off the A52 which links Nottingham and Derby, and sits between the two towns of Stapleford and Beeston. The local bus service links both of these towns, as well as the Queen's Medical Centre.

Dur the scarcity of such properties for sale in this area, we strongly recommend an early internal viewing to avoid disappointment.





ENTRANCE PORCH
Double glazed windows and front entrance door, glazed door opening to the entrance hall.

ENTRANCE HALL
Built-in cloaks cupboard, radiator, door to kitchen and door to living room.

LIVING ROOM
18'8" x 11'8" (5.71 x 3.58)
Inset living flame-effect gas fire, two radiators, two double glazed windows to the side, large double glazed windows to the front. Open to dining area/snug.

DINING AREA/SNUG
7'3" x 9'4" (2.21 x 2.85)
Radiator, double glazed window to the side.

KITCHEN
12'2" x 10'10" (3.71 x 3.31)
Range of fitted wall, base and drawer units, with rolled edge work surfacing and inset double bowl sink unit, built-in 'Neff' electric oven, 'Neff' gas hob and extractor hood over. Integrated fridge and freezer, floor mounted gas boiler (for central heating and hot water), radiator, window and door leading to the utility/side porch. Door to inner hallway.

INNER HALLWAY
Radiator, hatch and ladder to partially boarded loft. Built-in airing cupboard with hot water cylinder.

BEDROOM ONE
10'6" x 12'1" less wardrobes (3.22 x 3.70 less wardrobes)
Fitted wardrobes to one wall, radiator, double glazed window to the rear.

BEDROOM TWO
11'8" x 10'5" (3.57 x 3.19)
Fitted wardrobes, radiator, double glazed window to the rear.

SHOWER ROOM
8'0" reducing to 5'4" x 6'1" (2.44 reducing to 1.65 x 1.87)
Modern three piece suite comprising wash hand basin with vanity unit, low flush WC and corner shower cubicle with thermostatically controlled shower. Partially tiled walls, heated towel rail, double glazed window.

CLOAKS/WC
5'10" x 4'3" (1.8 x 1.32)
Wash hand basin with vanity unit and low flush WC. Two double glazed windows and connecting door leading to bedroom three/home office.

BEDROOM THREE/HOME OFFICE
13'2" x 5'11" (4.03 x 1.81)
A versatile space which could be used as an occasional bedroom, home office, study, etc. A light space with three double glazed windows, radiator and double glazed door leading to the rear garden.

UTILITY/SIDE PORCH
9'6" x 5'11" (2.91 x 1.82)
Kitchen base units with work surfacing over and under-counter space and plumbing for washing machine and tumble dryer vent. Double glazed windows with door leading to the side passageway and door leading to the garage.

GARAGE
15'7" x 7'11" (4.76 x 2.43)
Up and over door, glazed window to the side.

OUTSIDE
The property is set back from the road with a deep frontage with block paved driveway providing off-street parking which leads to the attached garage. The front garden is laid mainly to lawn with feature stone retaining wall with inset shrub planting offering enhanced privacy. Gated access to one side of the property with block paved pathway leads to the rear. There is an attractive block paved terraced patio area beyond the rear elevation and two steps leading to the main garden which is level and laid mainly to lawn, an additional circular paved seating area, raised planters and well-tended flower and shrub beds. A small summerhouse, small shed and a potting shed.





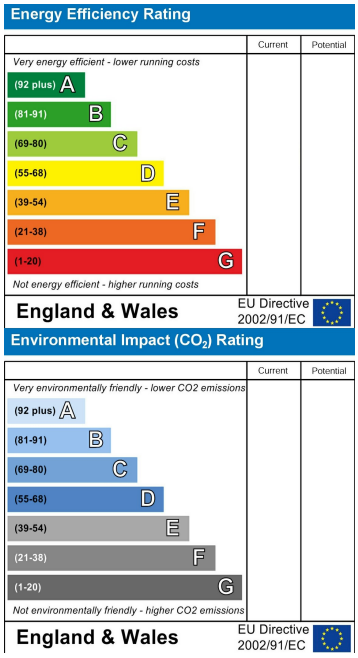












These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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