Robert Ellis

look no further. . .







Stanley Drive
Bramcote, Nottingham NG9 3JY

A bright, extended, refurbished and surprisingly spacious semi detached bungalow within this very sought after area.

Offers Over £295,000 Freehold



ROBERT ELLIS HAVE GREAT PLEASURE IN WELCOMING TO THE MARKET THIS BRIGHT, EXTENDED, REFURBISHED AND SURPRISINGLY SPACIOUS SEMI DETACHED BUNGALOW WITHIN THIS VERY SOUGHT AFTER AREA.

With accommodation on one floor, comprising entrance lobby, two double bedrooms, bathroom, living room, open plan kitchen diner and conservatory.

The property benefits from gas fired central heating from a combination boiler (three years old), wired-in fire alarms, double glazing, off-street parking and private mature, non-overlooked, sunny aspect garden to the rear.

The property is positioned within easy reach of excellent amenities, schooling and transport links including the i4 bus service, the A52 for Nottingham and Derby, Junction 25 of the M1 motorway and the Nottingham express tram terminus situated at Bardills roundabout.

There is also easy access to Bramcote Hills Park, Hemlock Stone and Ilkeston Road Recreation Ground.

Being set back from the road within this quiet location, positioned on a level lying flat garden plot, we highly recommend an internal viewing.





LOBBY
4'7" x 3'4" (1.4 x 1.04)
Radiator.

OPEN PLAN DINING KITCHEN
29'10" x 9'4" max (9.10 x 2.85 max)
The kitchen area comprises of a matching range of fitted base and wall storage cupboards and drawers with curved edge laminate style work surfaces incorporating a one and a half bowl sink unit with draining board, mixer tap and tiled splashbacks. Fitted four ring gas hob with extractor over and oven beneath, boiler cupboard housing the gas fired central heating combination boiler (for central heating and hot water), space for full height fridge/freezer, pluming for washing machine and slimline dishwasher, matching L-shaped breakfast bar with additional storage cabinets, two radiators, ample space for dining table and chairs, exposed brickwork to one wall, double glazed window to the front (with fitted blinds), LED spotlights, two wall light points, sliding double glazed patio doors opening out to the rear garden and block paved patio area. Curved archway through to the living room.

LIVING ROOM
13'4" x 12'1" (4.08 x 3.69)
Two double glazed windows to the side, laminate flooring, two radiators, media points, feature Adam-style fire surround with matching hearth incorporating a decorative fireplace with coal inserts. uPVC double glazed French doors then open through to the conservatory.

CONSERVATORY
10'4" x 9'10" (3.15 x 3.00)
Brick and double glazed construction with insulated pitched roof, tiled floor, radiator, double glazed French doors opening out into the rear garden.

INNER HALLWAY
Doors to bedrooms one and two, additional door to the bathroom, opening back through to the kitchen, laminate flooring. Loft access point to an insulated loft space.

BEDROOM ONE
11'10" x 8'4" (3.63 x 2.55)
Double glazed window to the side (with fitted blinds), radiator, coving and double wardrobe.

BEDROOM TWO
11'10" x 11'6" (3.63 x 3.52)
Double glazed bow window to the front, radiator, coving, sliding door fitted wardrobes.

BATHROOM
8'4" x 6'11" (2.55 x 2.13)
Modern white four piece suite comprising panel bath with mixer tap, separate tiled and enclosed shower cubicle with mains shower and glass shower door, wash hand basin with mixer tap and storage cabinets beneath, hidden cistern push flush WC. Fully tiled contrasting wall tiles, laminate floor covering, double glazed window to the side (with fitted blind), LED spotlights, extractor fan, ladder towel radiator, wall mounted bathroom cabinet.

OUTSIDE
To the front of the property, there is a lowered kerb entry point leading to a double length driveway providing off-street parking, a central garden lawn and pathway providing access to the front entrance door. A dwarf brick boundary wall and hedgerow incorporating an array of bushes, shrubs and plants with decorative coloured stone chippings, security light. Pedestrian access then leads down the side of the property to the rear.

TO THE REAR
The rear garden is of a good overall size benefitting from a sunny aspect due to the neighbouring low lying properties. Being well screened and split into various sections with an initial block paved patio seating area leading onto a generous central garden lawn with an array of mature borders housing bushes, shrubs, trees and plants. To the foot of the plot, there is decorative plum slate chippings making an additional bistro-style seating area. Within the garden, there is an external water tap, lighting point and power socket, as well as a wooden shed (8' x 6').

DIRECTIONS
From our Stapleford Branch on Derby Road, proceed to the Roach traffic lights and continue straight over onto Nottingham Road. Proceed to the Bramcote roundabout on Derby Road. Take a left hand turn onto Ilkeston Road and take the second left onto Stanley Drive. The property can be found on the right hand side.



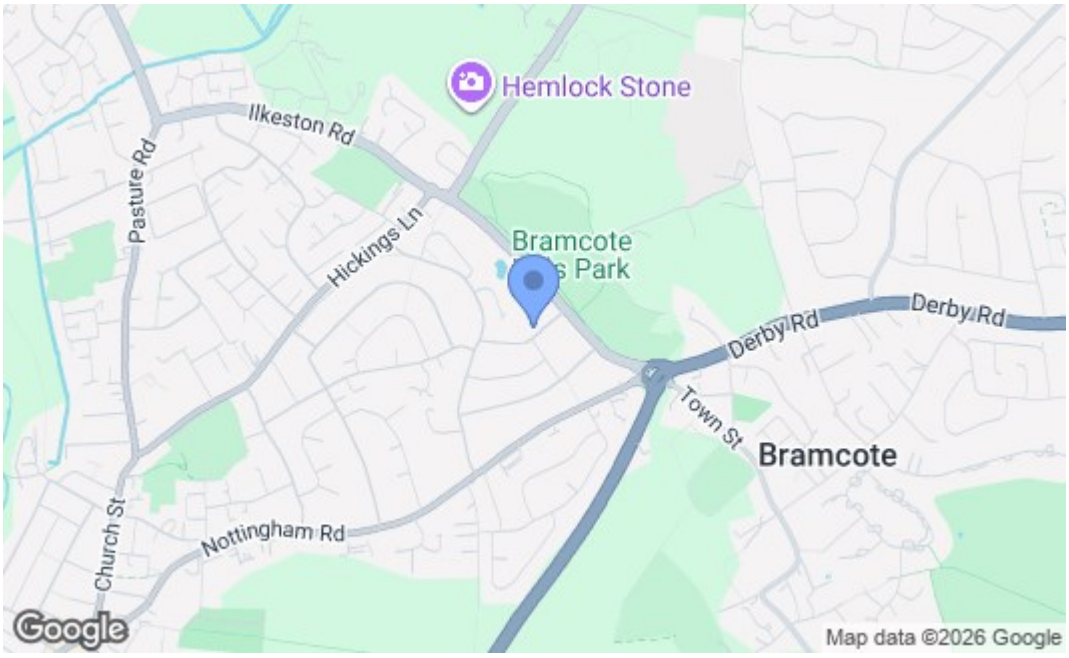


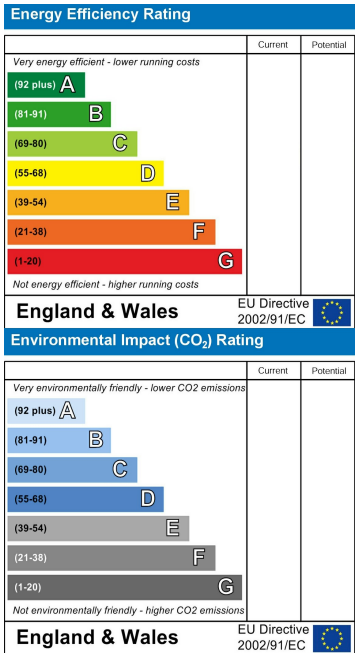












These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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