



**Bramcote Lane, Chilwell, Nottingham, NG9 4EU**  
£295,000 Freehold

  
**MARTIN&CO**



## Bramcote Lane, Chilwell

3 Bedrooms, 1 Bathroom

£295,000

- Three Bedroom Semi-Detached House
- Modern & Neutral Interior
- Solar Panels
- Air Source Heat Pump
- South Facing Rear Garden
- EV Charging Point
- Living Room With Wood Burning Stove

Standing on a corner plot in this sought after location, this three bedroom semi-detached property is exceptionally environmentally friendly from solar panels, an air source heat pump, high insulation and an EV charging point. The spacious accommodation is modern and neutral throughout comprising of a hallway with ample fitted storage, living room with wood burning stove, open plan kitchen/diner with French Doors to the rear garden, three well proportioned

Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	89 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



bedrooms and a four piece bathroom. Externally, the property has a south-facing enclosed garden with outhouses and a front garden with driveway providing off road parking for two vehicles. Early viewing is strongly recommended.

**HALLWAY** 7' 9" x 7' 6" (2.36m x 2.29m) Accessed via an external composite door with tiled flooring, fitted storage, wall mounted radiator, stairs rising to the first floor and ceiling light.

**LIVING ROOM** 12' 11" x 12' 10" (3.94m x 3.91m) With fitted carpet, uPVC double glazed window to the rear elevation, wood burning stove with fireplace surround and hearth, wall mounted radiator and ceiling light.

**KITCHEN/DINER** 20' 11" x 9' 2" (6.38m x 2.79m) The fitted kitchen has a range of high and low level units with a rolled edge worktop over incorporating a stainless steel sink and drainer and breakfast bar seating, splash back tiling, integrated electric twin oven, inset hob with extractor hood over, integrated

fridge, freezer and dishwasher, floor tiling, uPVC double glazed window to the front elevation and fitted ceiling spotlights. The under stairs storage cupboard has been converted into a utility area with a base unit and squared edge worktop over, washing machine plumbing and tiled flooring. The dining area has a fitted carpet, uPVC double glazed French doors to the rear garden, wall mounted radiator and ceiling light.

**LANDING** With fitted carpet, uPVC double glazed window to the front elevation, loft hatch and ceiling light.

**MASTER BEDROOM** 12' 11" x 11' 7" (3.94m x 3.53m) With fitted carpet, uPVC double glazed window to the rear elevation, fitted wardrobes with sliding mirrored doors, wall mounted radiator and ceiling light.

**BEDROOM TWO** 12' 10" x 10' 6" (3.91m x 3.2m) With fitted carpet, uPVC double glazed window to the rear elevation, wall mounted radiator and ceiling light.

**BEDROOM THREE** 8' 7" x 8' 2" (2.62m x 2.49m) With fitted carpet, uPVC double glazed window to the front elevation, wall mounted radiator, airing cupboard and ceiling light.

**BATHROOM** Comprising of a four piece suite with panelled bath, corner shower enclosure with a mains fed mixer bar shower, low flush w.c., vanity wash hand basin, floor and wall tiling, chrome heated towel rail, two opaque uPVC double glazed windows to the side elevation and fitted ceiling spotlights.

**EXTERNAL** The property enjoys an enclosed, south facing rear garden which is laid to lawn with a raised decking area, outhouses ideal for storage, fence, hedge and walled boundary and gate access. To the front is a laid to lawn garden with a range of mature shrubs and trees, driveway proving off road parking for two vehicles and an EV charging point. The property also benefits from solar panels.











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