

SUPERIOR HOMES

ROYSTON & LUND



27 Far Street

Bradmore | NG11 6PF

Guide Price £550,000 - £575,000

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Royston and Lund are delighted to market 'Bank Cottage' - a beautifully presented, detached, four-bedroom house in the highly sought after Rushcliffe village of Bradmore.

Split over two levels, the accommodation offers incredible versatility. The entrance hallway gives access to a dual aspect lounge/diner with exposed beams throughout and a feature fireplace. Off the dining area, the recently fitted kitchen boasts a range of base and eye-level mounted units, complete with integrated appliances including an oven, induction hob with extractor hood, dishwasher, sink and fridge. Off the hallway is a downstairs shower room, comprising a shower cubicle with electric shower, WC and wash hand basin. A spacious separate utility room has plumbing in place for a washing machine and tumble dryer, ample cupboard space and a stainless-steel sink/drain. Finally on the ground floor is a versatile second reception room, currently used as a play room but could easily be a home office.

Stairs lead up from the hallway to the first floor, where a large landing gives access to four double bedrooms and a family bathroom. The master bedroom has the added benefit of an en-suite bathroom comprising a WC, wash hand basin and bath with shower. The family bathroom is particularly generous in size, and comprises a corner bath with shower, WC and wash hand basin. To the front of the property a gravel driveway provides off-street parking for multiple vehicles. A larger than average garage with electric roller door, also benefits from power and lighting. To the rear, an enclosed garden is accessed via either the lounge/diner or a side gate, and is mainly laid to lawn, with a decked seating area and patio area to the side with a brick built raised flower bed.





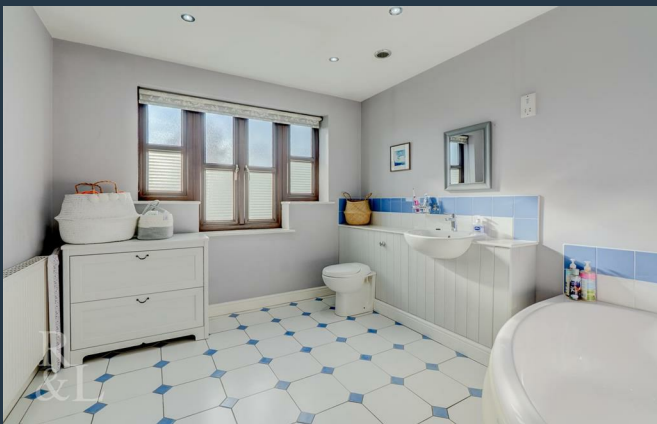
- Detached
- Four Double Bedrooms
- En-Suite To Master
- Large Family Bathroom + Downstairs Shower Room
- Separate Utility Room
- Recently Fitted Kitchen
- Enclosed Rear Garden
- Driveway & Garage
- EPC Rating: TBC
- Council Tax Band: F







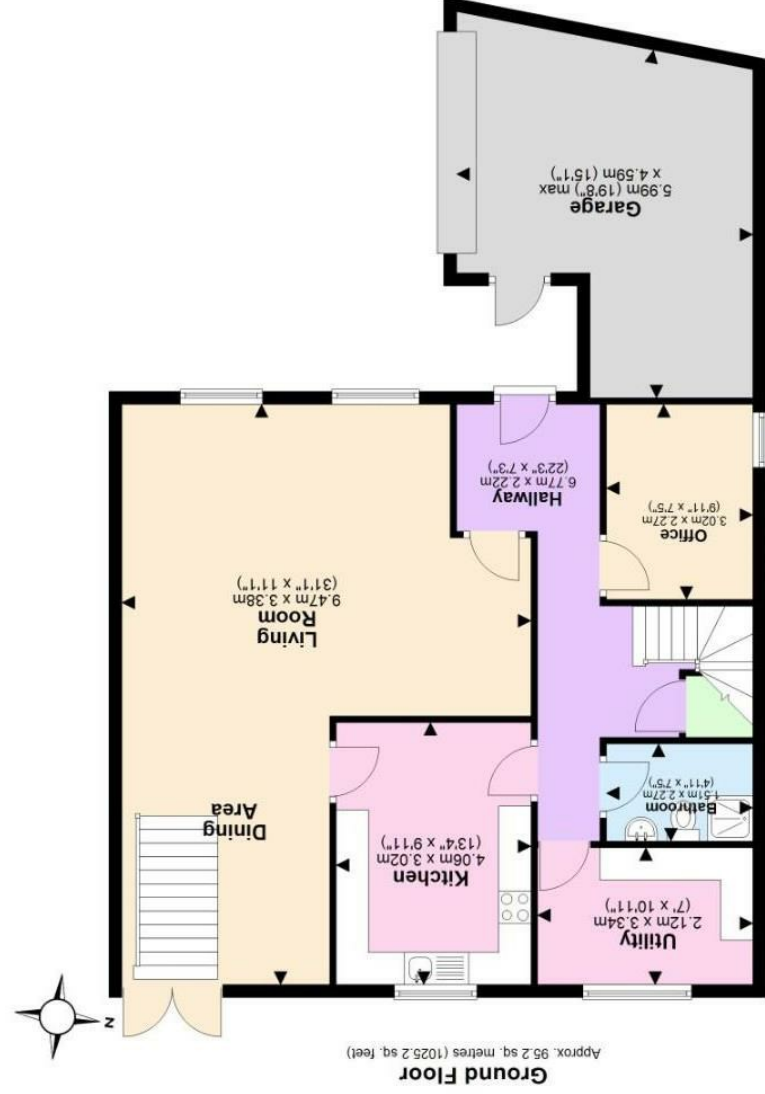




Bradmore village lies just Seven miles south of Nottingham City Centre. This very desirable and sought after location offers rural surroundings whilst being close to Keyworth and Ruddington which offer a full range of facilities including doctors, dentists, a variety of shops, schools for all ages, restaurants, supermarkets and a leisure centre with good public transport links. Bradmore is within easy access of all major road networks including the A60, A46 and A52 with East Midlands Airport, East Midlands Parkway Railway Station and Nottingham City Centre all easily accessible.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Where every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken of any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
Plan produced using PlanUp.
Total area: approx. 175.2 sq. metres (1866.0 sq. feet)



England & Wales		EU Directive 2002/91/EC	
Very energy efficient - lower running costs	(92 plus) A	Current	Potential
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Energy Efficiency Rating		EU Directive 2002/91/EC	
Very environmentally friendly - lower CO2 emissions	(92 plus) A	Current	Potential
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO2 emissions			
Environmental Impact (CO ₂) Rating		EU Directive 2002/91/EC	

EPC

