



Brownlow Drive, Nottingham NG5 5DA

welcome to

Brownlow Drive, Nottingham

- Detached House
- Three Bedrooms
- Lounge / Diner
- Double Glazing & Gas Central Heating Throughout
- Driveway, a Secure Carport Fitted with an Electric Door and Detached Garage

Tenure: Freehold EPC Rating: D

offers in the region of

£270,000

view this property online williamhbrown.co.uk/Property/BUL109385



Property Ref:

BUL109385 - 0011

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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Entrance Hall

With uPVC double glazed door and windows to the front aspect, staircase ahead and doors leading to the lounge diner and kitchen.

Lounge/diner

25' 4" x 12' 6" (7.72m x 3.81m)

With uPVC double glazed window to the front aspect and uPVC double glazed sliding patio doors to the rear aspect, leading to an enclosed garden, carpet flooring throughout, feature fireplace, fire and brick surround, space for a three piece suite and a dining table and chairs and two wall mounted radiators.

Kitchen

12' 10" x 8' 2" (3.91m x 2.49m)

With uPVC double glazed window to the rear aspect a uPVC double glazed door to the side aspect, carpet flooring, recently fitted solid oak wall and base units, integrated oven, gas hob and extractor above, stainless steel sink, drainer and mixer tap, a pantry cupboard, fitted fridge freezer and washing machine and a wall mounted radiator.

Landing

With uPVC double glazed window to the side aspect, with fitted carpet flooring throughout, a storage cupboard and doors leading to all first floor accommodation.

Bedroom One

13' 11" x 13' (4.24m x 3.96m)

With uPVC double glazed window to the front aspect, fitted carpet flooring, with space for a double bed and furniture and a wall mounted radiator.

Bedroom Two

11' 4" x 10' 3" (3.45m x 3.12m)

With uPVC double glazed window to the rear aspect, with fitted carpet flooring, space for a double bed and furniture and a wall mounted radiator.

Bedroom Three

9' 11" x 7' 11" (3.02m x 2.41m)

With uPVC double glazed window to the front aspect, with fitted carpet flooring, space for a single bed and furniture and a wall mounted radiator.

Shower Room

With uPVC double glazed privacy window to the rear aspect, tiled walls throughout with wet room flooring, a wall fitted shower unit a shower allowing easy access in and out and a pedestal wash basin.

Separate Toilet

With uPVC double glazed privacy window to the rear aspect, tiled walls throughout, WC and a wall mounted radiator.

Outside

To the front is a driveway and an open aspect gravel garden with a garage door access to a secure carport fully fitted with electrics and rear garden. To the rear is a fence enclosed garden with scenic views, a safe environment for children and dogs hedge and shrub borders, lawn, detached garage to the rear aspect and a slab paved patio area, ideal for outdoor dining.

Detached Garage

Located to the rear of the property, with main garage door access and a uPVC window to the side aspect, space for undercover parking or outdoor storage.



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