

Robert Ellis

look no further...



Hutton Close,
Bramcote,
NG9 3BU

£215,000 Freehold

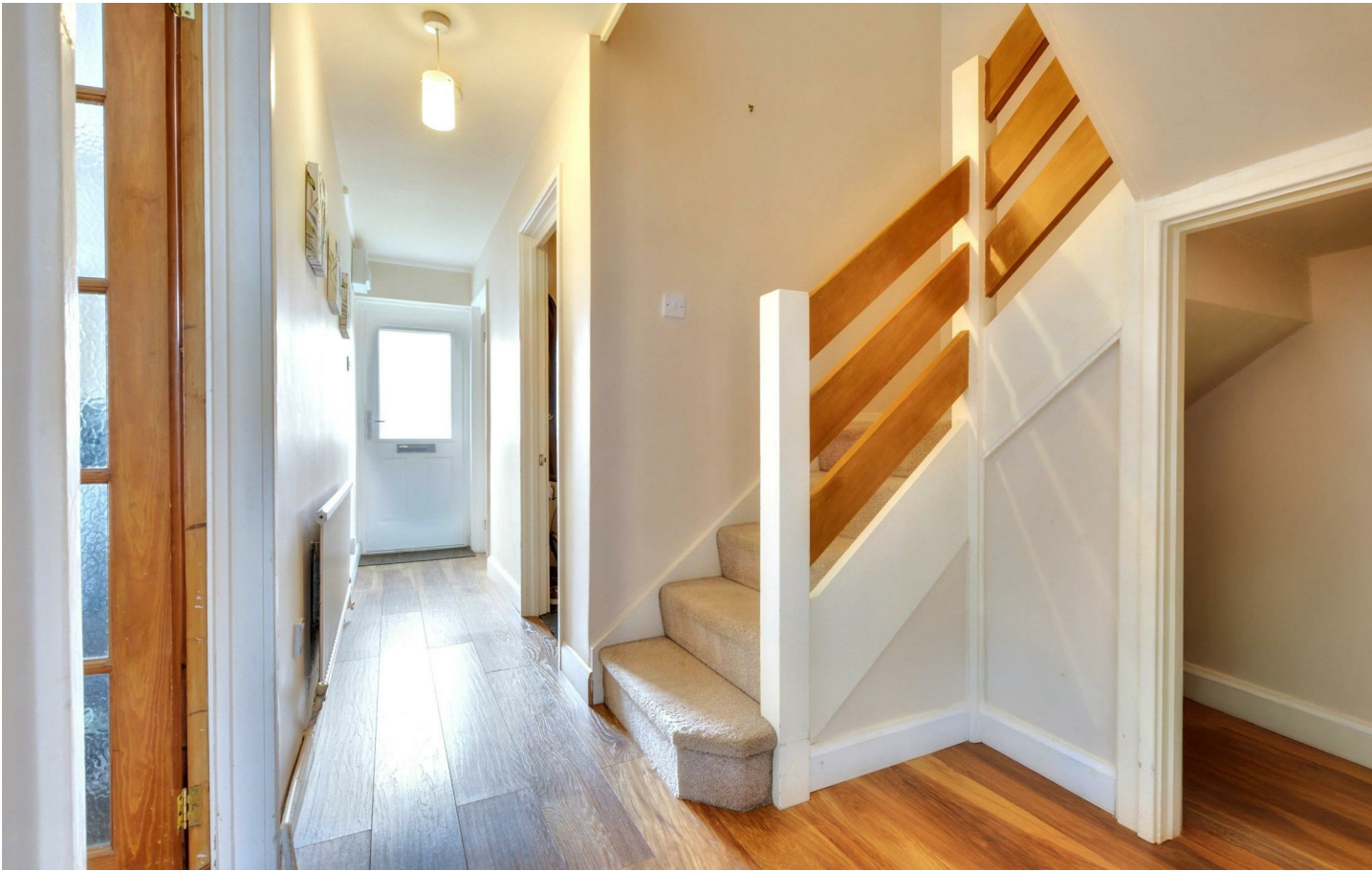
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Situated in the desirable area of Bramcote, Hutton Drive presents a delightful opportunity to acquire a terraced house that is perfect for first time buyers, young families or those seeking a comfortable home. This property boasts two inviting reception rooms, providing ample space for relaxation and entertaining guests. The layout is both practical and welcoming, ensuring that every corner of the home is utilised effectively.

With three bedrooms, this residence offers plenty of room for rest and privacy. Each bedroom is designed to create a serene atmosphere, making it an ideal retreat at the end of a busy day. The bathroom is conveniently located, catering to the needs of the household with ease.

The terraced nature of the house adds to its charm, creating a sense of community in this desirable neighbourhood. Bramcote is known for its friendly atmosphere and local amenities, making it a wonderful place to live. Residents can enjoy nearby parks, shops, and schools, all within easy reach.

This property is a fantastic opportunity for those looking to settle in a vibrant area while enjoying the comforts of a well-designed home. Whether you are a first-time buyer or seeking a new family residence, Hutton Drive is sure to meet your needs and exceed your expectations. Do not miss the chance to make this lovely house your new home.



Entrance Hall

UPVC double glazed entrance door with flanking window, radiator, laminate flooring, stairs to the first floor, useful under stairs storage cupboard, large storage cupboard, and doors to the WC, kitchen and lounge.

Lounge

13'9" x 11'5" (4.2m x 3.5m)

With laminate flooring, UPVC double glazed window to the front, gas fire with Adam-style mantle, radiator, and a door to the dining room.

Dining Room

9'10" x 8'6" (3m x 2.6m)

Laminate flooring, UPVC double glazed window to the rear, and radiator.

Kitchen

10'3" x 9'10" (3.13m x 3m)

Fitted with a range of wall, base and drawer units, work surfaces, sink with drainer and a mixer tap, space for a cooker with a tiled splashback and fridge freezer, plumbing for a washing machine and dishwasher, and UPVC double glazed door with flanking window to the rear.

WC

Fitted with a WC, wall mounted wash-hand basin with tiled splashback.

First Floor Landing

With doors the bathroom and three bedrooms.

Bedroom One

12'5" x 10'5" (3.8m x 3.2m)

With laminate flooring, UPVC double glazed window to the rear, and radiator.

Bedroom Two

10'5" x 10'5" (3.2m x 3.2m)

With laminate flooring, UPVC double glazed window to the front and radiator.

Bedroom Three

8'10" x 5'6" (2.7m x 1.7m)

A carpeted bedroom with UPVC double glazed window to the rear, radiator, and built-in storage cupboard.

Bathroom

Incorporating a three-piece suite comprising: panelled bath with shower over, pedestal wash-hand basin, WC, part tiled walls, UPVC double glazed window to the side, and a built-in storage cupboard.

Outside

To the front of the property you will find communal parking, a lawned garden and gated access to the private and enclosed low maintenance rear garden, which includes a patio, useful storage shed, outside tap, and fence boundaries.

Material Information:

Freehold

Property Construction: Brick

Water Supply: Mains

Sewerage: Mains

Heating: Mains Gas

Solar Panels: No

Building Safety: No Obvious Risk

Restrictions: None

Rights and Easements: None

Planning Permissions/Building Regulations: None

Accessibility/Adaptions: None

Does the property have spray foam in the loft?: No

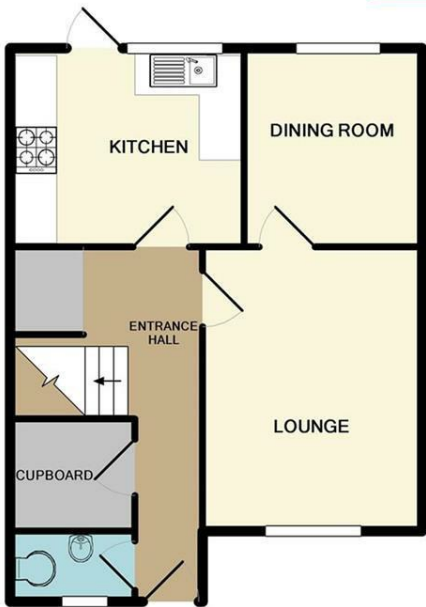
Has the Property Flooded?: No

Disclaimer:

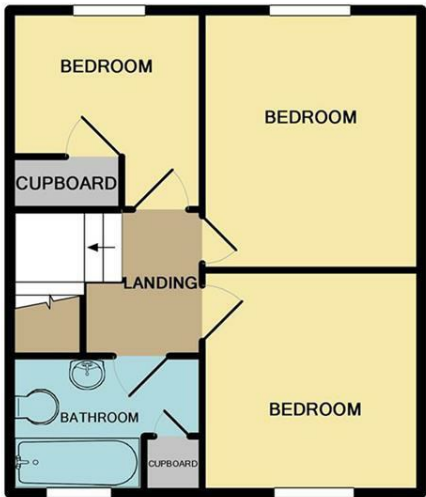
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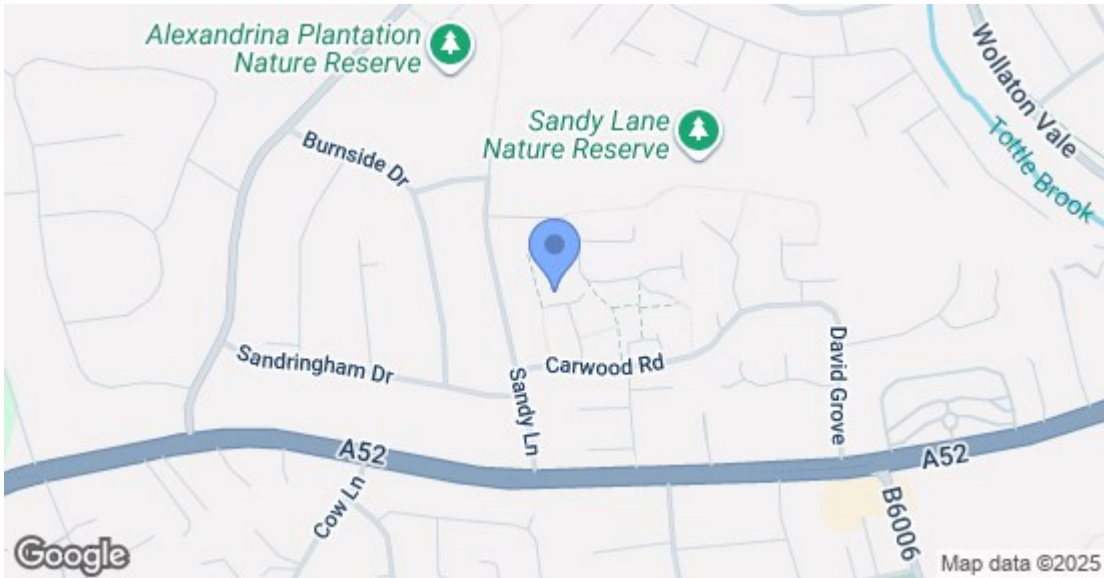
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ESTATE AGENTS



GROUND FLOOR



1ST FLOOR



| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 86 |
| (81-91) B | | |
| (69-80) C | 74 | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales EU Directive 2002/91/EC | | |
| Environmental Impact (CO ₂) Rating | | |
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
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