

# Robert Ellis

*look no further...*



Arundel Drive,  
Bramcote, Nottingham  
NG9 3FX

**£385,000 Freehold**

0115 922 0888



/robertellisestateagent



@robertellisea





An extended three-bedroom detached house offering great potential.

Situated on a generous and private corner plot, with a drive to the rear, this excellent house offers a fabulous opportunity for any potential purchaser to remodel, and potentially extend, subject to the necessary consents.

In brief the internal accommodation comprises: entrance porch, entrance hallway, sitting room, dining room, and kitchen diner. Rising to the first floor are two double bedrooms, a further single bedroom, WC, bathroom and a useful attic space.

Outside the property sits on a generous plot with an established front garden with shrubs, and to the side and rear the property has low maintenance paved with private hedging, drive and garage providing parking for two cars, one on the drive and one in the garage.

Available to the market with the benefit of chain free vacant possession, the property is situated in a established and sought-after residential location, within easy access to local shops, highly regarded schools, and Bramcote College, parks and excellent transport links, including the A52 and M1.



### Entrance Porch

UPVC double glazed entrance door leads to porch, with second wooden door and UPVC double glazed window.

### Entrance Hallway

With stairs leading to the first floor landing, radiator, under stairs cupboard with wooden window.

### Sitting Room

18'3" x 11'0" (5.57m x 3.36m )

UPVC double glazed bay window to the front, radiator, and a brick fire surround with tiled hearth.

### Dining Room

18'2" x 9'5" (5.54m x 2.89m )

UPVC double glazed window and radiator.

### Kitchen

17'10" x 8'11" (5.46m x 2.72m )

Fitted wall and base units, work surfacing with tiled splashback, one and a half bowl sink with mixer tap, inset electric hob, two UPVC double glazed windows, and UPVC double glazed door to the exterior.

### First Floor Landing

UPVC double glazed window, and steps/ladder to the useful attic space.

### Bedroom One

13'0" x 10'11" (3.98m x 3.34m )

UPVC double glazed window and radiator.

### Bedroom Two

15'1" x 12'0" decreasing to 8'5" (4.60m x 3.68m decreasing to 2.58m )

UPVC double glazed bay window, radiator and fitted wardrobe.

### Bedroom Three

7'1" x 6'4" (2.17m x 1.95m )

UPVC double glazed window and radiator.

### WC

Fitted with a WC, and UPVC double glazed window.

### Bathroom

Fitted with a pedestal wash-hand basin with tiled splashback, bath with Triton shower over, fully tiled walls, radiator, UPVC double glazed window, extractor fan and cupboard housing the Baxi boiler.

### Attic

15'7" x 8'6" (4.75m x 2.60m )

Two Velux windows, and eaves storage cupboards.

### Outside

To the front the property has an established and private garden with gravel and mature shrubs. To the side and rear the property has landscaped paving with borders with shrubs and trees, and outside tap, beyond which is a detached brick garage and drive.

### Garage

14'0" x 8'4" (4.27m x 2.56m )

Up and over door to the front, window to the side.

### 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: previously granted.

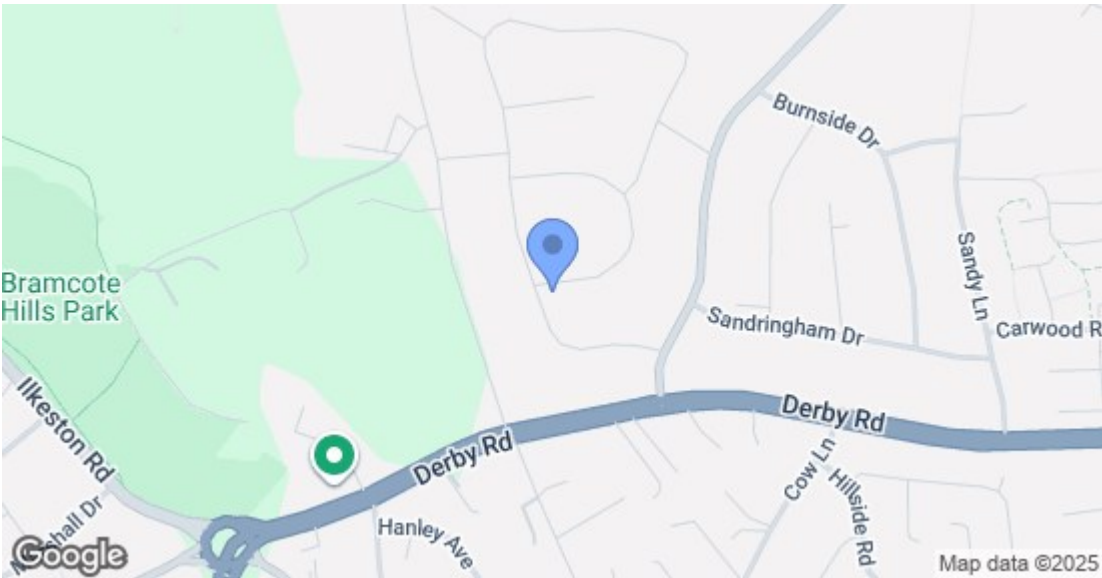
Accessibility/Adaptions: None

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

Has the Property Flooded?: No







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		68
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		

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.