

22 Deddington Lane

Bramcote
Nottingham
NG9 3EW

Guide Price £425,000



Click for further information:-



Location



Gallery



Video



Contact



0115 841 1155



- Detached family home
- Four bedrooms
- Conservatory
- Large entrance hallway
- Modern fitted kitchen
- Garden & patio
- Garage
- Driveway
- Tenure - Freehold
- Council tax - Band D



0115 841 1155



Location



Gallery



Video



Contact

22 Deddington Lane, [Bramcote, Nottingham, NG9 3EW](#)

Key Features

Situated in a sought-after residential area, this beautiful and generously proportioned four-bedroom detached home offers versatile living spaces, modern finishes, and an enviable location. Perfectly positioned for easy access to excellent schools, local shops, transport links, Wollaton Hall & Deer Park, The University of Nottingham, and the Queen's Medical Centre, it's an ideal choice for families or anyone seeking a well-connected, move-in ready home.

The property features four good-sized bedrooms, a spacious and flexible ground floor layout, a stylish kitchen and modern bathroom, off-road parking and an integral garage, along with a private and enclosed rear garden that includes patio and decking areas. The home also benefits from UPVC double glazing and gas central heating throughout, offering both comfort and efficiency.

The accommodation comprises a welcoming entrance porch, leading to a bright entrance hallway with storage and tiled flooring. The expansive lounge boasts laminate flooring and patio doors opening into the light-filled conservatory, ideal for relaxing or entertaining. The contemporary kitchen is fitted with sleek units, integrated appliances, and practical tiled surfaces, with access to a separate dining room featuring French doors to the garden and internal access to the garage.

To the first floor there is a spacious landing provides access to four well-proportioned bedrooms. The stylish family bathroom is fitted with a modern four-piece suite, including a walk-in shower, vanity basin, low-level WC, and panelled bath. Finished with tasteful tiling, spotlights, and storage housing the combination boiler.

Outside to the front, a block-paved driveway offers ample off-road parking, leading to the integral garage. Gated side access opens into a generous and private rear garden, mainly laid to lawn with both a paved patio and a raised decked area-perfect for alfresco dining or entertaining. The garden is fully enclosed with timber fencing for added privacy and security.





0115 841 1155



Location



Gallery

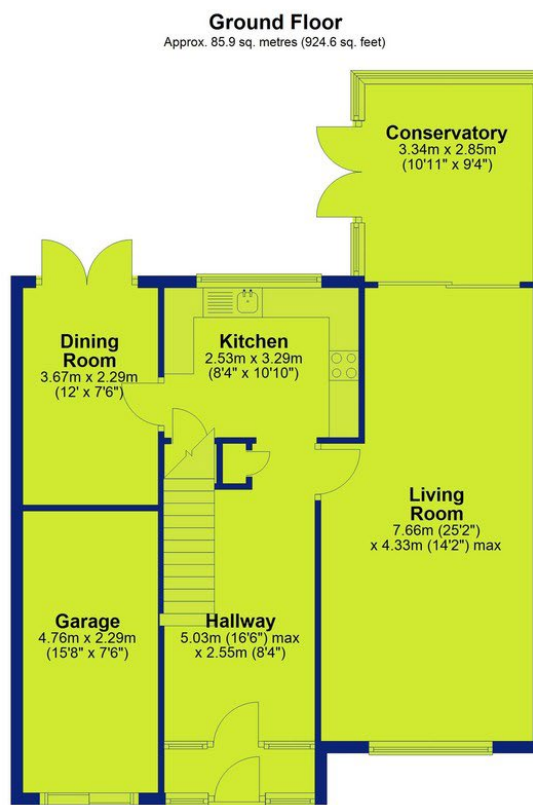
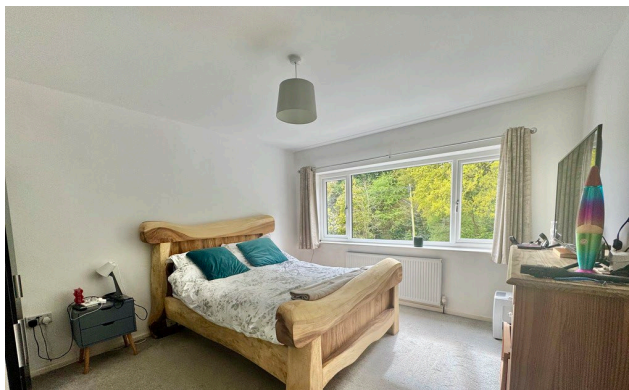


Video



Contact

22 Deddington Lane, [Bramcote, Nottingham, NG9 3EW](#)



Total area: approx. 142.0 sq. metres (1528.8 sq. feet)



0115 841 1155



Location



Gallery

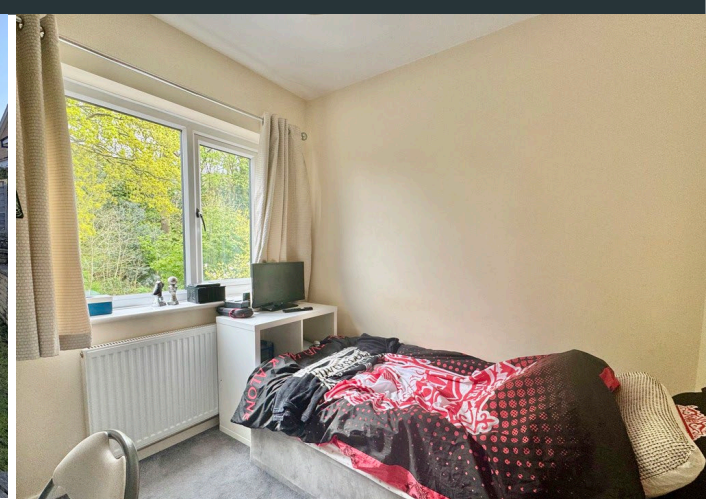
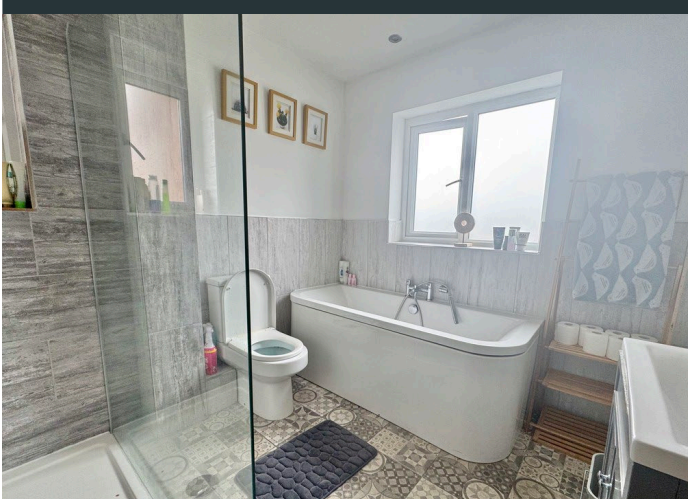


Video



Contact

22 Deddington Lane, [Bramcote, Nottingham, NG9 3EW](#)



Interested in this home?

Contact the FHP Living Team on 0115 841 1155

23 Bridgford Road
West Bridgford
Nottingham
NG2 6AU

1 Weekday Cross
The Lace Market
Nottingham
NG1 2GB

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

These sales particulars have been prepared by FHP Living on the instruction of the vendor. Services, equipment and fittings mentioned in these particulars have NOT been tested, and as such, no warranties can be given. Prospective purchasers are advised to make their own enquiries regarding such matters. These sales particulars are produced in good faith and are not intended to form part of a contract. Whilst FHP Living have taken care in obtaining internal measurements, they should only be regarded as approximate.

Purchaser information - Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, FHP Living require any successful purchasers proceeding with a purchase to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill. This evidence will be required prior to FHP Living instructing solicitors in the purchase or the sale of a property.