



Russley Road  
Bramcote, Nottingham NG9 3JF

**£335,000 Freehold**

A TRADITIONAL DOUBLE HEIGHT BAY  
FRONTED HOUGHTON BUILT THREE  
BEDROOM SEMI DETACHED HOUSE





A TRADITIONAL DOUBLE HEIGHT BAY FRONTED HOFTON BUILT THREE BEDROOM SEMI DETACHED HOUSE.

Robert Ellis are delighted to welcome to the market this traditional Hofton built double height bay fronted three bedroom semi detached house situated within this popular and established residential location.

With accommodation over two floors which comprises of an entrance hallway, bay fronted dining room, rear sitting room with French doors opening out to the rear garden and kitchen with useful understairs pantry space. The first floor landing then provides access to three bedrooms and a knocked through four piece bathroom suite.

Other benefits to the property to include replacement gas central heating boiler system fitted in December 2023, replacement oven, new front door, majority new windows fitted throughout, upgraded consumer box, EV charging point and replaced soffits, fascias and downpipes.

Also, as previously mentioned, the property is located within this popular and established residential location within close proximity of excellent nearby transport links such as the A52 for Nottingham and Derby, the M1 J25 motorway and the Nottingham Electric Tram terminus situated at Bardill's roundabout.

There is also easy access to a vast array of nearby schooling for all ages as well as open space such as Bramcote Hills Park and Ilkeston Road recreational ground.

We believe the property itself will make an ideal young family home and we would therefore highly recommend an internal viewing.



### Entrance Hall

13'4" x 7'0" approx (4.07m x 2.15m approx)

Recently re-fitted central composite and double glazed front entrance door set within a decorative archway, double glazed window to the side with fitted blinds, radiator, decorative panelling to dado height, laminate flooring, staircase rising to the first floor, useful understairs storage cupboard and doors leading through to the dining room, living room and kitchen.

### Dining Room

13'1" x 11'11" approx (4.01m x 3.64m approx)

Double glazed bay window to the front with fitted blinds, radiator, laminate flooring, central chimney breast incorporating decorative Adam style fire surround with tiled insert and hearth.

### Living Room

13'11" x 10'11" approx (4.26m x 3.34m approx)

Double glazed French doors opening out to the rear garden with full height double glazed windows to either side of the door, radiator, laminate flooring, media points and central chimney breast, again incorporating a decorative Adam style fire surround with tiled insert and hearth.

### Kitchen

9'10" x 8'3" approx (3.02m x 2.52m approx)

The kitchen comprises a matching range of fitted base and wall storage cupboards and drawers with laminate style roll edged work surfaces incorporating a four ring gas hob with extractor over and oven beneath, fitted counter level 1½ bowl sink unit with drainer and pull out central swan neck mixer tap, space for a fridge freezer, plumbing for a washing machine, integral dishwasher, glass fronted crockery cupboards, tiled splashbacks, spotlights, double glazed window to the rear with fitted roller blind, UPVC panel and double glazed side exit door to the driveway and useful understairs storage pantry with shelving and also housing the recently replaced Worcester gas central heating combination boiler.

### First Floor Landing

Decorative wood spindle balustrade, panelling to dado height, double glazed window to the side with fitted blinds, doors to all bedrooms and loft access point via wooden pull down loft ladders to a partially boarded, lit and insulated loft space.

### Bedroom 1

15'5" x 11'11" approx (4.71m x 3.65m approx)

Double glazed bay window to the front and radiator.

### Bedroom 2

12'0" x 11'11" approx (3.66m x 3.64m approx)

Double glazed window to the rear overlooking the garden and radiator.

### Bedroom 3

8'7" x 6'11" approx (2.63m x 2.12m approx)

Double glazed window to the front with fitted blinds and radiator.

### Bathroom

8'1" x 7'8" approx (2.48m x 2.36m approx)

Modern four piece suite comprising of a curved, shaped bath with mixer tap, separate tiled and enclosed shower cubicle with glass screen and sliding door with hidden piped drench shower with additional hand held mains ran shower attachment, wash hand basin with mixer tap and push flush w.c. Double glazed windows to the side and rear, the rear with fitted blinds, vertical radiator, LED spotlights, extractor fan and partial contrasting tiling to the walls.

### Outside

To the front of the property there is a lowered curb entry point to a decorative curved, EV charging point, block paved driveway providing off street parking, double pedestrian gates which in turn leads down the side of the house to the garage and rear garden and also to the front entrance door. The front garden has a shaped lawn with well stocked and planted flower beds and borders housing a variety of bushes and shrubbery.

Down the side of the property there is further block paving to match the front which continues and provides access to the detached brick built garage and opens out into the main part of the garden itself. The rear garden is of a generous overall proportion, ideal for families with a generous garden lawn, flanked to the left with planted chipped bark flower borders housing a further variety of bushes, shrubs and plants. There is also a good size decked entertaining space accessed via the French doors from the living room and the garden is enclosed by timber fencing and hedgerows to the boundary lines. Within the garden there is an external water tap, lighting point and power socket.

### Detached Brick Garage

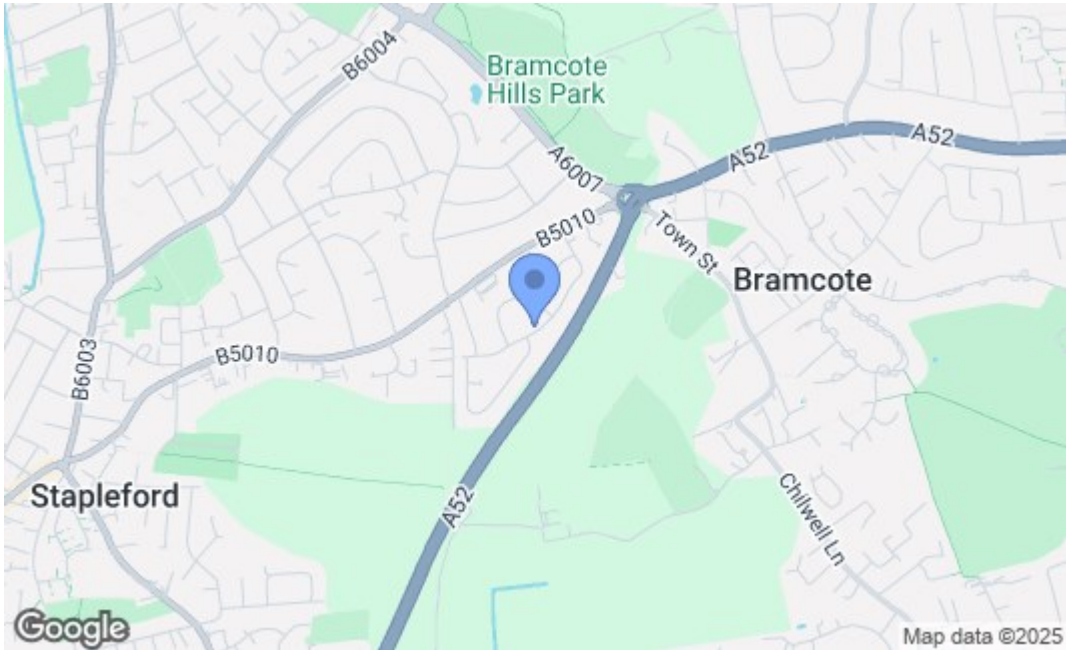
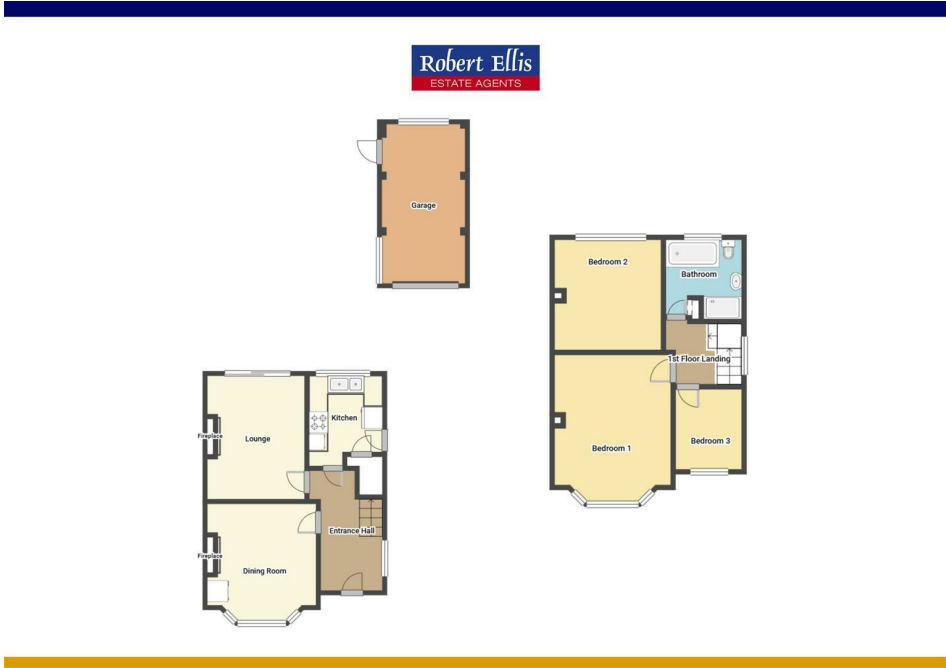
With up and over door to the front, personal access panel and glazed door to the side, double glazed window to the side, sloping ceiling, power and lighting points.

### Directions

From our Stapleford branch on Derby Road, continue straight over at The Roach traffic lights onto Nottingham Road, Stapleford and proceed as if heading in the direction of Bramcote. After passing the Welcome to Bramcote street sign, take a right hand turn onto Valmont Road and at the T junction take a left onto Russley Road. Continue along and the property can then be found on the left hand side identified by our for sale board.







| Energy Efficiency Rating                                        |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very energy efficient - lower running costs                     |         |           |
| (92 plus) A                                                     |         |           |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       |         |           |
| (55-68) D                                                       |         |           |
| (39-54) E                                                       |         |           |
| (21-38) F                                                       |         |           |
| (1-20) G                                                        |         |           |
| Not energy efficient - higher running costs                     |         |           |
|                                                                 | 67      | 81        |
| 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.