



**Bramble Court**  
**Sandiacre, Nottingham NG10 5QU**

A THREE/FOUR BEDROOM, THREE STOREY  
MID TOWN HOUSE.

**£250,000 Freehold**



This modern property offers great flexibility of accommodation. The ground floor bedroom with en-suite shower room could equally be used as an additional sitting room, play room, study and therefore great for those looking to work from home.

There is a generous living room and dining kitchen both located on the first floor, three bedrooms (one with an en-suite shower room), and family bathroom located on the second floor. Great storage is provided by a partially boarded loft with light and ladders.

The property is electrically heated and has the benefit of double glazed windows throughout. There is an integral single garage and designated car parking bay in adjacent courtyard.

The property is situated in a popular and convenient location within walking distance of local amenities, including independent and national retailers such as Lidl and Co-Op. There is a regular bus service close by linking Nottingham and Derby, and for those looking to commute further afield, the A52 (again for Nottingham and Derby) and Junction 25 of the M1 motorway are a few minutes drive away.

Ready to move into, this property is ideal for first time buyers and families alike. Viewing is recommended.



### ENTRANCE HALL

Composite double glazed front entrance door, heater, stairs to the first floor. Doors to garage and bedroom four.

### BEDROOM TWO

10'11" x 8'11" (3.34 x 2.74)

A flexible room that could be used as a bedroom, study, playroom or additional sitting room. This room enjoys aspects over the rear garden. Electric night storage heater and double glazed French doors leading into the rear garden. Door to en-suite.

### EN-SUITE

Incorporating a three piece suite comprising wash hand basin, low flush WC and shower cubicle, double glazed window.

### FIRST FLOOR LANDING

Stairs leading to the second floor. Doors to lounge and dining kitchen.

### LOUNGE

14'4" reducing to 7'0" x 10'3" increasing to 14'8" (4.38 reducing to 2.14 x 3.14 increasing to 4.49)  
Heater, double glazed windows to the rear.

### DINING KITCHEN

14'3" x 13'2" overall (4.35 x 4.03 overall)  
Range of fitted wall, base and drawer units with work surfacing and inset stainless steel sink unit with single drainer. Built-in electric oven, hob and extractor hood over. Plumbing for washing machine or dishwasher, table and chair space, heater, double glazed windows to the front.

### SECOND FLOOR LANDING

Heater. Doors to bedrooms and family bathroom.

### BEDROOM ONE

10'9" x 10'7" (3.28 x 3.25)

Wall mounted electric heater, double glazed window to the front. Door to en-suite.

### EN-SUITE

Incorporating a three piece suite comprising wash hand basin, low flush WC and shower cubicle, double glazed window.

### BEDROOM THREE

10'5" x 7'0" (3.18 x 2.14)

Double glazed window to the rear.

### BEDROOM FOUR

7'0" x 10'4" reducing to 7'10" (2.14 x 3.15 reducing to 2.40)

Double glazed window to the rear.

### FAMILY BATHROOM

Incorporating a three piece suite comprising wash hand basin, low flush WC, bath.

### OUTSIDE

To the front is a small open plan garden and a limited depth driveway leading to a garage. The rear garden is enclosed, virtually South facing, with decked area and lawn. There is a pathway leading to the foot of the plot where there is a gate leading to a rear courtyard and a designated car parking bay for the property.

### GARAGE

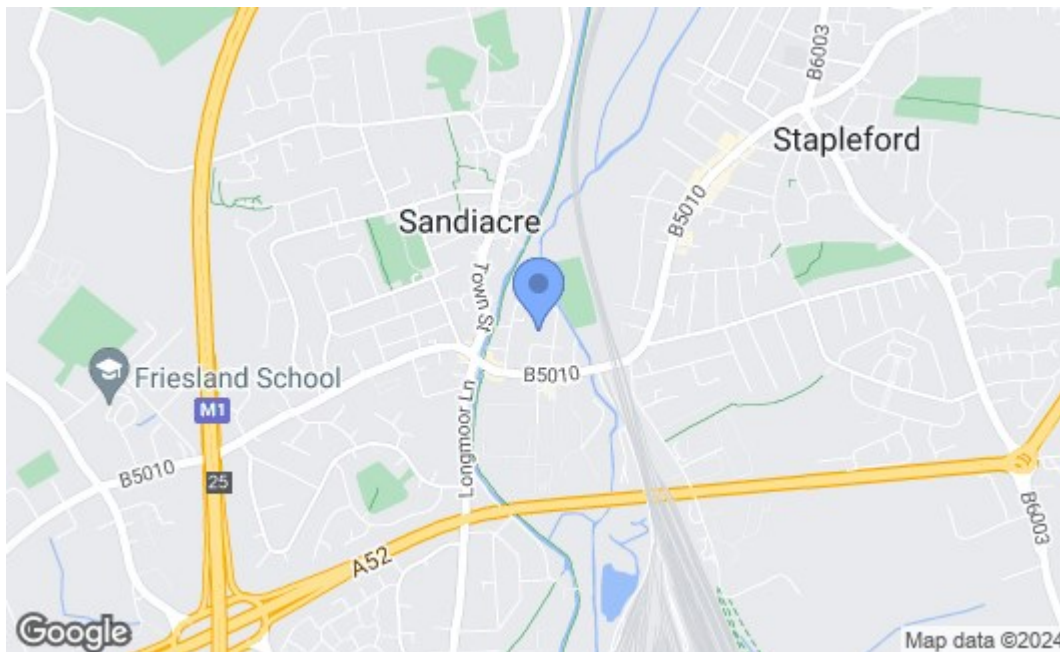
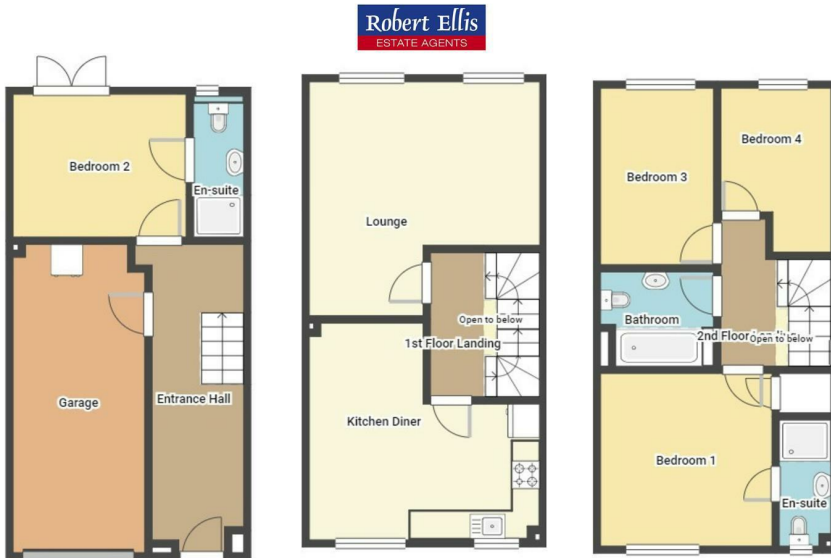
19'7" x 8'0" (5.97 x 2.45)

Up and over door to the front, light, power, plumbing for washing machine. Door giving access to hallway.

### DIRECTIONS

From our Stapleford Branch on Derby Road, proceed in the direction of Sandiacre. Proceed over the bridge onto Station Road, Sandiacre. After the bridge, turn second right onto Regent Street and follow the road to the end. Turn left onto Cross Street, turn left again onto Bramble Court where the property can be found at the head of the cul de sac.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			82
(69-80) C			
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>		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			
<b>England &amp; Wales</b>		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.