



Brandreth Drive
Giltbrook Nottingham

burchell
edwards

Brandreth Drive Giltbrook Nottingham NG16 2UN

for sale
£240,000



Property Description

Being offered with NO ONWARD CHAIN! Viewings are essential on this detached Bungalow situated on the popular Giltbrook estate. Brandreth Drive is ideally located in close proximity to shops including Giltbrook retail park, schools, bus routes and major road links including the M1. In brief the property comprises of an entrance hall, spacious lounge diner, kitchen, conservatory, two bedrooms and shower room. Outside, the garden to the rear offers a paved patio and a lawned garden. There is access both sides and all secured with fenced boundaries. To the front the driveway provides ample off road parking with access to the garage. This property is beautifully presented and is perfect for anyone looking to move straight in!

Entrance Porch

Accessed via a door to the front.

W.C

Fitted with a W.C, wall mounted wash hand basin with tiled splashbacks, radiator and UPVC double glazed window to the side elevation.

Lounge Diner

19' 5" to bay x 12' 7" (5.92m to bay x 3.84m)

Having a double glazed bay window to the front, two double glazed windows to the side, two radiator, laminate flooring and access into the kitchen.

Kitchen

A modern fitted kitchen with matching wall and base units with complementary work surfaces over with an inset sink and drainer unit with mixer tap over. There is an electric oven, electric hob with cooker hood over, double glazed window to the front, tiled flooring, door to the side and a wall mounted boiler which is newly fitted.

Inner Hallway

Having access to the loft which is both boarded and insulated and having a handy storage cupboard.

Bedroom One

.12' 7" x 9' 5" (3.84m x 2.87m)

Having fitted wardrobes, radiator, laminate flooring and access to the conservatory.

Conservatory

9' 6" x 7' 7" (2.90m x 2.31m)

Having laminate flooring and a door leading out into the garden.

Bedroom Two

10' 7" x 7' 9" max (3.23m x 2.36m max)

Having double glazed patio doors leading out to the garden, radiator and laminate flooring.

Shower Room

Fitted with a shower cubicle, wash hand basin unit with W/C, heated towel rail, vinyl flooring and a double glazed window to the side.

Outside

Front

To the front the driveway provides ample off road parking with access to the garage.

Rear

To the rear the garden offers a paved patio and a lawned garden. There is access both sides and all secured with fenced boundaries.

Garage

17' 4" x 7' 5" (5.28m x 2.26m)

Having power and electrics.









Floor Plan

Garage

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Burchell Edwards on

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EPC Rating: D Council Tax
 Band: C

Tenure: Freehold

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