



Park Road
Bramcote, Nottingham NG9 3LA

£425,000 Freehold

EXTENDED FOUR BEDROOM, TWO
BATHROOM DETACHED HOUSE.



Robert Ellis are delighted to welcome to the market this extended four bedroom, two bathroom detached family home positioned within walking distance of Bramote Hills Park.

The accommodation is split over two floors and comprises a generous hallway, front reception room, generous lounge diner and separate conservatory, along with a generous size kitchen to the ground floor. The first floor landing offers four bedrooms (main bedroom with en-suite) and separate family bathroom suite.

Externally, there is off-street parking leading to a detached garage alongside a generous rear garden ideal for families.

Positioned within walking distance of Bramcote Park, this property is ideally placed for access to a wide range of local amenities including shops, schools, public houses, healthcare facilities and transport links such as the A52, M1, i4 and tram services.

Having been a well loved family home for a number of years, this lovely property is offered to the market with the benefit of gas central heating and uPVC double glazing throughout, well worthy of an early internal viewing.



ENTRANCE HALL

13'1" x 5'11" (4.01 x 1.81)

Feature composite and double glazed front entrance door set within the open porch with decorative brick archway with double glazed windows surrounding the door. Radiator, staircase rising to the first floor with decorative wood spindle balustrade, useful understairs storage cupboard housing the gas fired combination boiler (for central heating and hot water), lighting and double glazed window to the side. Doors to the sitting room, through lounge/diner and kitchen.

SITTING ROOM

12'0" x 12'9" (3.68m x 3.91m)

Double glazed bay window to the front (with fitted shutters), radiator, parquet-style flooring, media points, Adam-style fire surround with decorative insert and hearth housing a coal effect fire.

THROUGH LOUNGE/DINER

10'10" x 23'3" (3.31m x 7.10m)

A generous sized room incorporating both living and dining space with two radiators, media points, feature Adam-style fire surround with marble insert and hearth housing a coal effect fire, oak framed panel and glazed doors leading to the conservatory.

CONSERVATORY

10'4" x 10'10" (3.17m x 3.32m)

Brick and uPVC double glazed construction with pitched roof, radiator, wall light points, double glazed French doors opening out to the rear garden.

KITCHEN

6'8" x 19'6" (2.05m x 5.96m)

Equipped with a matching range of fitted wall and base units with roll top work surfacing incorporating space for a range-style cooker with extractor canopy over, inset single sink with draining board, mixer tap and tiled splashbacks. Plumbing and space for washing machine, double glazed window to the side, glass fronted crockery cupboards, wine rack, spotlights, laminate flooring, space for full height fridge/freezer, uPVC panel and double glazed French doors opening to the rear garden, access to the through lounge/diner.

FIRST FLOOR LANDING

Doors to all bedrooms, bathroom and separate WC. Decorative wood spindle balustrade, double glazed window to the side, radiator. Loft access point with pull-down ladder to a partially boarded and lit loft space.

BEDROOM ONE

12'7" x 8'11" (3.84m x 2.72m)

Double glazed windows to the rear overlooking the rear garden (one with fitted blind), radiator, media points.

EN-SUITE

8'10" x 5'1" (2.70 x 1.55)

A modern white three-piece suite comprising a separate tiled and enclosed shower cubicle with dual attachment electric power shower with glass shower screen and tile surround, push flush WC and wash hand basin. Tiled splashbacks and storage cabinets beneath, chrome towel radiator, spotlights, extractor fan and double glazed window to the side.

BEDROOM TWO

12'1" x 12'11" (3.70m x 3.94m)

Double glazed bay window to the front (with fitted shutters), bay radiator, media points.

BEDROOM THREE

7'10" x 13'5" (2.39m x 4.09m)

Two double glazed windows to the side (one with fitted blind), radiator. Fitted double wardrobe with shelving and hanging space.

BEDROOM FOUR

5'11" x 5'8" (1.82m x 1.73m)

Double glazed window to the front (with fitted shutters), radiator.

BATHROOM

7'4" x 6'7" (2.26 x 2.03)

Modern white two-piece suite comprising panel bath with central mixer tap and handheld shower attachment with wash hand basin. Fully tiled walls and floor, wall mounted bathroom mirror, extractor fan, double glazed window to the side (with fitted blind), radiator.

SEPARATE WC

4'4" x 2'8" (1.33 x 0.82)

Housing a push flush WC, double glazed window to the side, radiator.

OUTSIDE

To the front of the property, there is a dwarf brick retaining wall with decorative coping stones, shaped lawn with planted borders housing a variety of bushes and shrubbery, gated pedestrian access leading down the right hand side of the property providing off-street parking and towards the rear garden and garage.

TO THE REAR

The rear garden extends to a generous overall size, ideal for families, enclosed by timber fencing to the boundary lines with concrete posts and gravel boards. The garden is designed with an initial good size paved patio entertaining space leading onto a generous lawn with planted beds and borders. There is an external water tap, lighting point and access to the detached garage.

DETACHED GARAGE

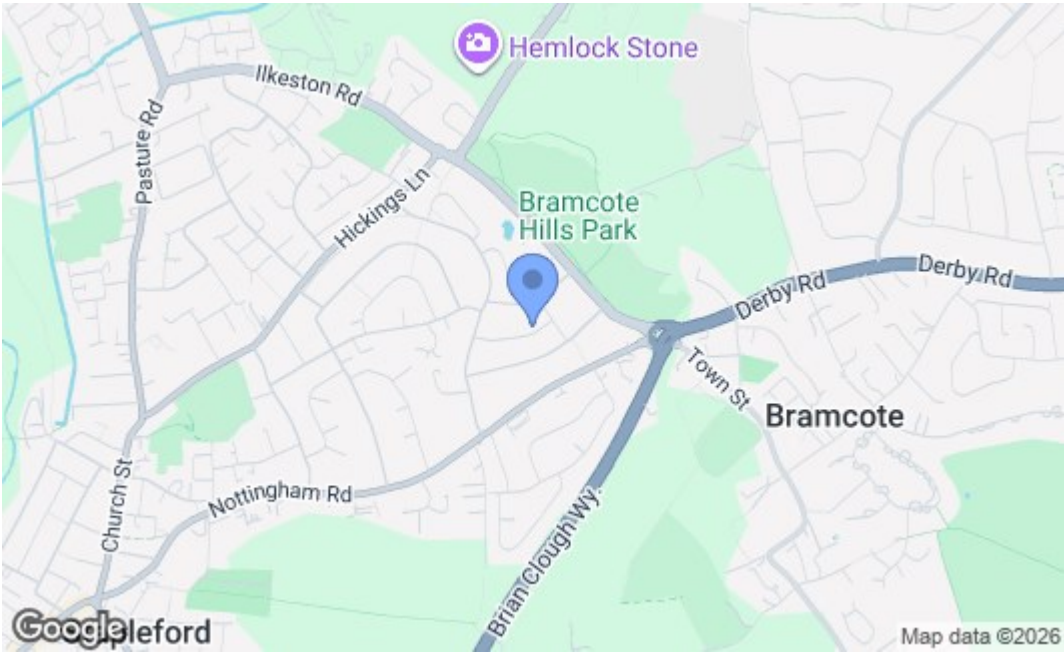
7'9" x 15'6" (2.37m x 4.74m)

Up and over door to the front, two double glazed windows to the side, pitched roof, power and lighting.

DIRECTIONS

From our Stapleford Branch on Derby Road, proceed to the Roach traffic lights and continue straight over onto Nottingham Road. Take an eventual left hand turn just after the "Welcome to Bramcote" sign onto Ewe Lamb Lane. Take the first right off Ewe Lamb Lane onto Marshall Drive and then the next left onto Stanley Drive. Take a left again onto Park Road and the property can be found on the right 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		74
(55-68) D	57	
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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.