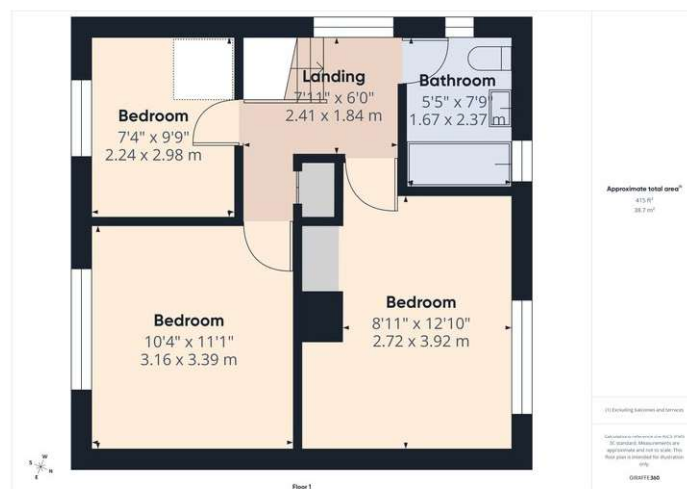
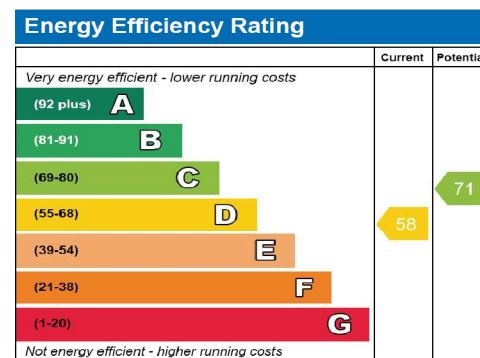
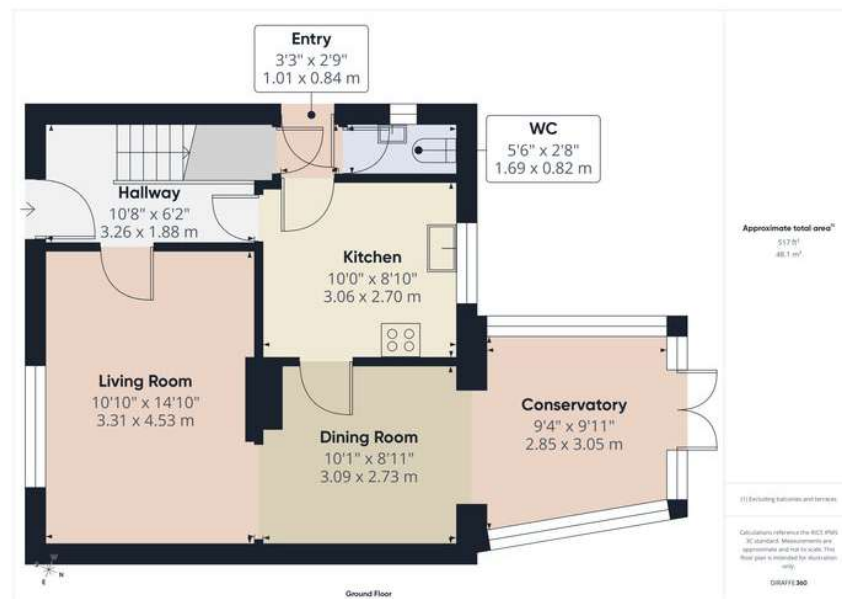




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1. Anti-Money Laundering (AML) Regulations: We are legally required to verify all purchasers. The cost is £24 (inc VAT) per person.
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Get in touch today on the contact details below and we'd be delighted to arrange a viewing of this property for you.

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E: chaddesden@hannells.co.uk
T: 01332 281400

Viewing Arrangements: Strictly by prior appointment with Hannells Estate Agents.

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We recommend our preferred partner Insurance Company who provide Buildings and Contents Insurance. We receive a referral fee of approximately £25 per completed transaction.

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Braintree Close, Breadsall Hilltop, DE21 4DR | Freehold

A three-bedroom semi-detached home occupying an established cul-de-sac location and offered for sale with no upward chain. The property benefits from two reception rooms, one opening into a conservatory with a glass roof, a fitted kitchen, and a side lobby providing access to a cloakroom/WC. Externally, there is a driveway providing off-road parking and a mature rear garden.

- Well-Proportioned Three Bedroomed Semi-Detached Home
- Ideal First Time Buy/Family Home
- Off-Road Parking And Mature Rear Garden
- EPC Rating D, Wimpey No-Fines Construction
- Council Tax Band A, Freehold





Full Description:

The property is supplemented by gas fired central heating, double glazing and briefly comprises:- reception hallway, living room with log burning stove, dining room opening through to a conservatory with feature glass roof, fitted kitchen and side lobby with access to a cloaks/wc.

To the first floor the landing provides access to three bedrooms (two double) and bathroom with a three piece suite.

Outside, there are gardens to both front and rear elevations together with a driveway providing off-road parking.

Braintree Close is well situated for local amenities including shops, schools and transport links together with excellent road links for the A52, M1 motorway, A50 and Nottingham East Midlands Airport.

Room Measurements & Details:

Entrance Hall: (10'8" x 6'2") 3.25 x 1.88

Living Room: (10'10" x 14'10") 3.30 x 4.52

Dining Room: (10'1" x 8'11") 3.07 x 2.72

Conservatory: (9'4" x 9'11") 2.84 x 3.02

Kitchen: (10'0" x 8'10") 3.05 x 2.69

Side Entrance: (3'3" x 2'9") 0.99 x 0.84

Cloaks/WC: (5'6" x 2'8") 1.68 x 0.81

First Floor Landing: (7'11" x 6'0") 2.41 x 1.83

Bedroom One: (8'11" x 12'10") 2.72 x 3.91

Bedroom Two: (10'4" x 11'1") 3.15 x 3.38

Bedroom Three: (7'4" x 9'9") 2.24 x 2.97

Bathroom: (5'5" x 7'9") 1.65 x 2.36

Attic: (19'1" x 20'2") 5.82 x 6.15

Outside:

There are gardens to both front and rear elevations, the front incorporates a driveway providing off-road parking.

There is gated access to the side elevation leading to an enclosed rear garden which is laid mainly to lawn with plum and pear trees, two garden sheds/workshops and cold water tap.

A Moving Experience...