Robert Ellis

look no further...

Thornhill Close,
Bramcote, Nottingham
NG9 3FS

£395,000 Freehold

0115 922 0888

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Located in the sought-after area of Bramcote, this delightful detached house presents an excellent opportunity for families and individuals alike. With three well-proportioned bedrooms, this home offers ample space for comfortable living. The property features two inviting reception rooms, perfect for entertaining guests or enjoying quiet evenings with family.

The bathroom is conveniently located, ensuring ease of access for all residents. One of the standout features of this property is the parking space available, providing a practical solution for those with cars.

Additionally, the absence of an upward chain simplifies the buying process, allowing for a smoother transition into your new home. This property is ideally situated in a friendly neighbourhood, making it a wonderful place to settle down. Whether you are looking to make your first purchase or seeking a new family home, this house in Bramcote is certainly worth considering.

Porch
UPVC double glazed entrance door with flanking window, UPVC double glazed window to the side,

Entrance Hallway
With stairs to the first floor and doors leading to the WC, kitchen, dining room and lounge.

Lounge
12'4" x 11'11" (3.76m x 3.65m)
A carpeted reception room with gas fire, UPVC double glazed window to the front, and two radiators.

Dining Room
11'10" x 11'10" (3.63m x 3.63m)
A carpeted reception room with gas fire, window to the front, radiator, and double glazed patio sliding patio doors to the rear.

Kitchen
11'10" x 7'11" (3.63m x 2.42m)
Fitted with a range of wall, base and drawers units, work surfaces, sink with drainer and a mixer tap, integrated electric oven with gas hob, tiled splashbacks, space for a fridge freezer, plumbing for a washing, radiator, UPVC double glazed window to the rear and door to the side.

WC
Fitted with a low level WC, wash-hand basin and extractor fan.

First Floor Landing
With a window to the side, radiator, loft hatch, and doors to the WC, bathroom and three bedrooms.

Bedroom One
12'4" x 11'11" (3.77m x 3.65m)
A carpeted double bedroom with UPVC double glazed bay window to the front and two radiators.

Bedroom Two
12'1" x 9'8" (3.68m x 2.95m)
A carpeted double bedroom with UPVC double glazed window to the rear, radiator and built-in wardrobe.

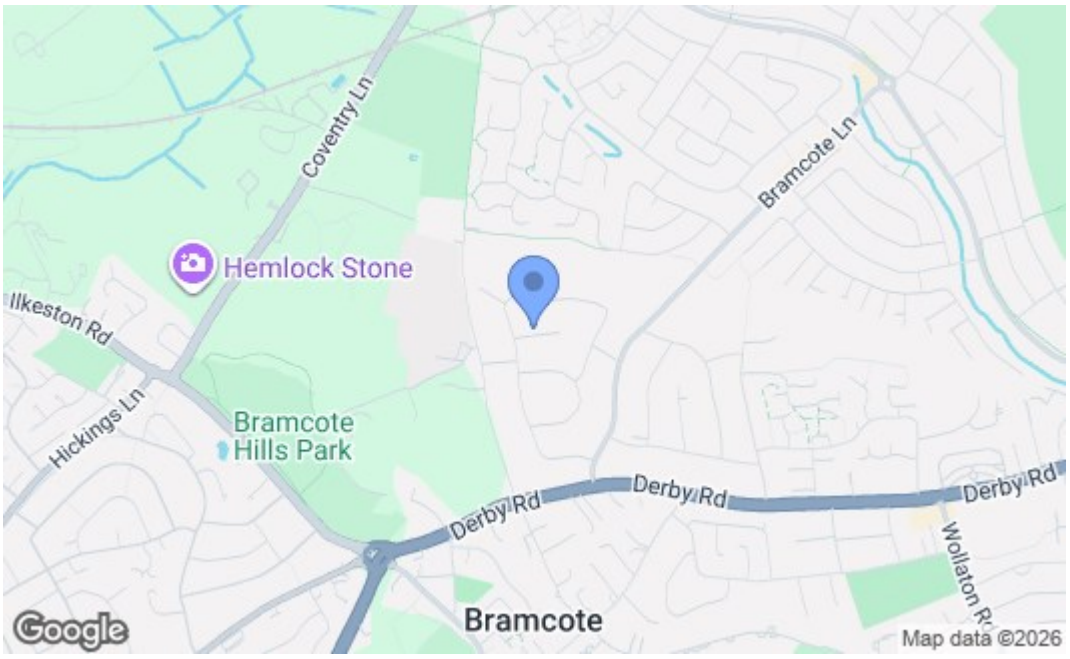
Bedroom Three
10'0" x 8'2" (3.05m x 2.49m)
A carpeted bedroom with UPVC double glazed window to the front, radiator and built-in wardrobe.

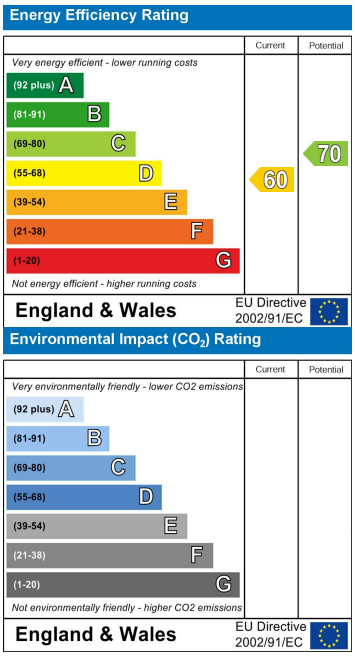
Bathroom
Incorporating a three-piece suite comprising panelled bath with mains control shower over, pedestal wash-hand basin, WC, tiled walls, radiator, UPVC double glazed window to the rear and a large storage cupboard housing the combination boiler.

WC
Fitted with a WC, wash-hand basin, and window to the side.

Outside
To the front of the property you will find a lawned garden with stocked beds and borders, block paved driveway leading to the garage, and side access leading to the generous private and enclosed rear garden, which includes a paved patio overlooking the lawn beyond, a range of mature trees and shrubs, stocked beds and borders and a summer house.

Garage
Double garage doors to the front, window to the rear, light and power.





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.

12 High Road, Beeston, Nottingham, Nottinghamshire, NG9 2JP
beeston@robertellis.co.uk
0115 922 0888