



Charlbury Court
Bramcote Nottingham

burchell
edwards

Charlbury Court Bramcote Nottingham NG9 3NA

for sale offers over
£475,000



Property Description

CHAIN FREE !! DETACHED FAMILY HOME !!
FOUR BEDROOMS !! BESPOKE KITCHEN !!
DOUBLE GARAGE !! We at Burchell Edwards are delighted to offer to the market this impressive detached family home that is being offered without any onward chain and is ready for a new family to love.

This impressive home offers fantastic spacious living and is being presented to a high standard and comprises of impressive entrance hall, large living room, dining room, new fitted bespoke kitchen, study, guest cloakroom and utility room to the ground floor.

The first floor holds the four good size bedrooms with the master having an en-suite and the family bathroom.

To the rear is the large private enclosed garden and there is ample private driveway parking to the front and access to the double garage.

We feel with what this home has to offer and the fantastic location really makes this a must see for all families so please call Burchell Edwards today to arrange your viewing.

To The Front

Having an impressive tarmac driveway leading to the property surrounded with grass lawn and mature borders. Ample parking available for multiple vehicles. Access to the double garage. A composite front door opens into the welcoming entrance hallway.

Entrance Hallway

Having laminate flooring and access to the guest cloakroom. Staircase to the first floor with storage beneath.

Guest Cloakroom

Having a low-level WC and a handwash basin with a side aspect double glazed window.

Living Room

19' 11" into bay x 11' 9" (6.07m into bay x 3.58m)
Having a double-glazed front aspect bay window with fitted carpet, a feature fireplace, a radiator and rear aspect sliding patio doors opening out to the rear garden and sliding door leading into the dining room.

Dining Room

11' 6" x 9' 10" (3.51m x 3.00m)
Having a double-glazed rear aspect window with laminate flooring and a radiator.

Kitchen

.11' 5" x 10' 6" (3.48m x 3.20m)

Brand new fitted kitchen with tiled flooring. Fitted with a selection of bespoke wall and base units with a sink and drainer unit, an integrated gas hob with an overhead extractor, eye-level oven and a microwave. Leading into a utility area.

Utility Room

6' 1" x 5' 3" (1.85m x 1.60m)

Accessed via the hallway or kitchen. Having space and plumbing for a washing machine and a double-glazed door leading out to the rear garden.

Study/Second Reception

9' 2" x 7' 10" (2.79m x 2.39m)

Having a double-glazed front aspect window with laminate flooring and a radiator.

Bedroom One

12' 10" x 12' 2" (3.91m x 3.71m)

Having a double-glazed rear aspect window with fitted carpet and a radiator. Benefits from having its own en-suite.

En-Suite

Having a double-glazed rear aspect window. Suite includes a mains fed walk-in shower, a low-level WC and a handwash basin.

Bedroom Two

16' 3" x 9' 4" (4.95m x 2.84m)

Having a double-glazed front aspect window with fitted carpet and a radiator.

Bedroom Three

12' 2" x 10' 3" (3.71m x 3.12m)

Having a double-glazed rear aspect window with fitted carpet and a radiator.

Bedroom Four

11' 3" x 7' 5" (3.43m x 2.26m)

Having a double-glazed front aspect window with fitted carpet and a radiator.

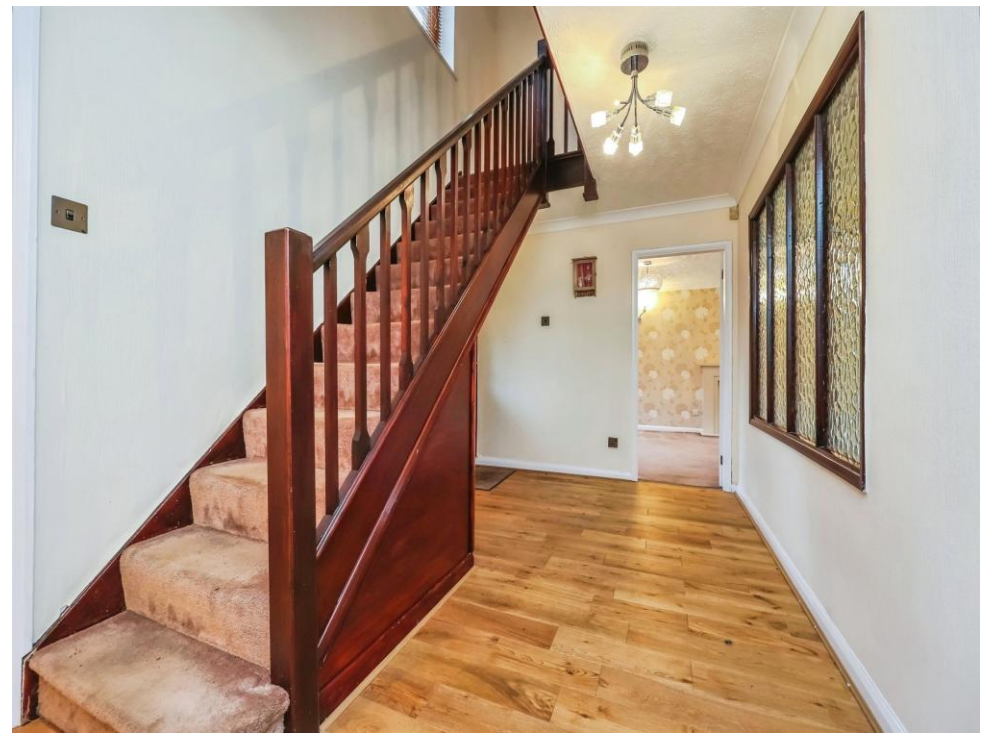
Bathroom

Having a double-glazed side aspect window. Suite includes a separate mains fed shower enclosure, a freestanding bath, a low-level WC and a handwash basin.

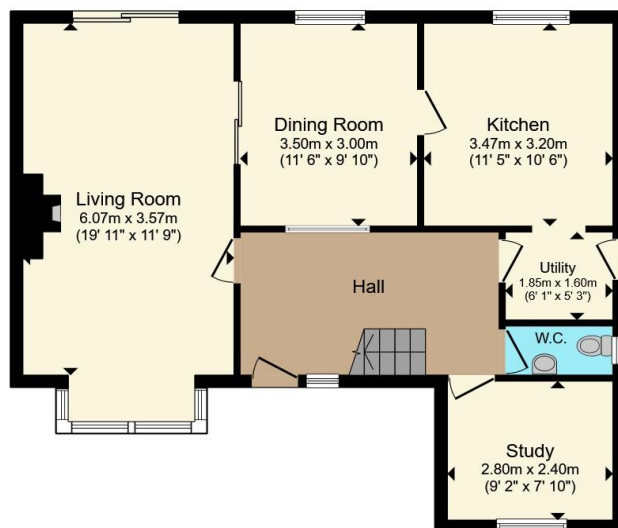
To The Rear

Beautiful rear garden with a grass lawn and a wraparound patio area with mature planting.

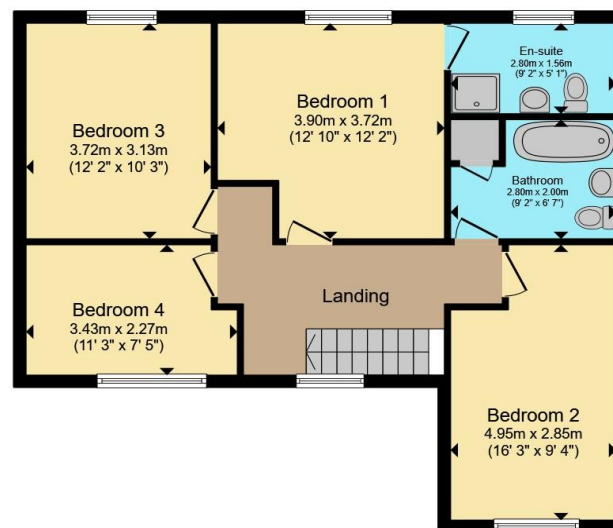








Ground Floor



First Floor

Total floor area 136.7 m² (1,472 sq.ft.) approx

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.propertybox.io



To view this property please contact Burchell Edwards on

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EPC Rating: D Council Tax
 Band: E

Tenure: Freehold

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