



Troutbeck Crescent,  
Bramcote, Nottingham  
NG9 3BP

**£550,000 Freehold**





Located on the sought-after Troutbeck Crescent, this delightful detached house offers a perfect blend of comfort and space for family living. With four well-proportioned bedrooms, this property is ideal for those seeking a home that accommodates both relaxation and practicality.

The inviting reception rooms provide ample space for entertaining guests or enjoying quiet family evenings. Each room is filled with natural light, creating a warm and welcoming atmosphere throughout the home. The layout is thoughtfully designed, ensuring that every corner of the house is both functional and inviting.

The property boasts two bathrooms, which is a significant advantage for busy households, allowing for convenience and privacy. Whether you are preparing for the day ahead or unwinding after a long day, these well-appointed bathrooms cater to your needs.

Outside, the property features parking and a garage, providing ease and accessibility. The surrounding area of Troutbeck Crescent is known for its friendly community and proximity to local amenities, making it a desirable location for families and professionals alike.

This detached house is not just a property; it is a place where memories can be made. With its spacious interiors and prime location, it presents an excellent opportunity for those looking to settle in a welcoming neighbourhood. Do not miss the chance to make this lovely house your new home.



### Entrance Hall

A composite entrance door with flanking windows, Welsh slate tiled flooring, radiator, built-in cloak cupboard, stairs to the first floor and stairs down to the lower floors and door to the kitchen and lounge.

### Lounge

20'6" x 12'5" (6.27m x 3.8m )

A carpeted reception room with UPVC double glazed window to the front and side, two radiators, electric fire with Adam style mantle, and door to the dining room.

### Dining Room

11'5" x 11'1" (3.5m x 3.4m )

Welsh slate tiled flooring, UPVC double glazed window to the rear, radiator, door to the kitchen and sliding door to the conservatory.

### Conservatory

12'7" x 9'11" (3.85m x 3.04m )

UPVC and brick construction, tiled flooring, electric radiator and UPVC double glazed French doors to the side.

### Kitchen

14'3" x 9'11" (4.35m x 3.03m )

Fitted with a range of modern wall, base and drawer units, work surfaces, one and half bowl sink and drainer unit with mixer tap, a Rangemaster cooker with extractor fan over, Welsh slate tiled flooring, tiled splashbacks, space for a fridge freezer, integrated dishwasher, heated towel rail, spotlights, UPVC double glazed window to the rear.

### First Floor Landing

With doors leading into bathrooms and two bedrooms.

### Bedroom One

14'6" x 14'3" (4.43m x 4.35m )

A carpeted double bedroom with UPVC double glazed window to the rear and side, two radiators and loft hatch.

### Bedroom Two

13'11" x 10'11" (4.26m x 3.34m )

A carpeted double bedroom with built-in wardrobe and storage space, UPVC double glazed window to the front and radiator.

### Bathroom

10'11" x 5'9" (3.33m x 1.77m )

Incorporating a four-piece suite comprising: panelled bath, corner shower, wash-hand basin inset to vanity unit, WC, tiled flooring and walls, wall-mounted heated towel rail, UPVC double glazed window to the side, spotlights and extractor fan.

Stairs leading to lower levels with doors to the shower room, integral garage, large store cupboard, and two additional bedrooms.

### Bedroom Three

14'5" x 10'11" (4.41m x 3.33m )

A carpeted double bedroom with radiator and UPVC double glazed sliding patio doors to the rear.

### Shower Room

Incorporating a three piece suite comprising: shower, wash-hand basin inset to vanity unit, WC, tiled flooring and walls, wall-mounted heated towel rail, UPVC double glazed window to the side and extractor fan.

### Integral Garage

18'2" x 16'8" (5.54m x 5.1m )

With electric roll up door to the front, plumbing for a washing machine and tumble dryer, ample storage space, pedestrian door and window to the side, light and power.

### Bedroom Four

10'11" x 9'11" (3.33m x 3.04m )

A carpeted double bedroom with UPVC double glazed window to the rear and radiator.

### Large Store Cupboard

With laminate flooring and lighting.

### Outside

To the front of the property you will find a large blocked paved driveway offering ample car standing, stocked beds, mature shrubs and gated side access leading to the generous wrap around garden which is lawned to the side and rear, a range of mature trees and shrubs, stocked beds and borders, patio to the rear and a useful storage shed.

### Material Information:

Freehold

Property Construction: Brick

Water Supply: Mains

Sewerage: Mains

Heating: Mains Gas

Solar Panels: No

Building Safety: No Obvious Risk

Restrictions: None

Rights and Easements: None

Planning Permissions/Building Regulations: None

Accessibility/Adaptions: None

Does the property have spray foam in the loft?: No

Has the Property Flooded?: No

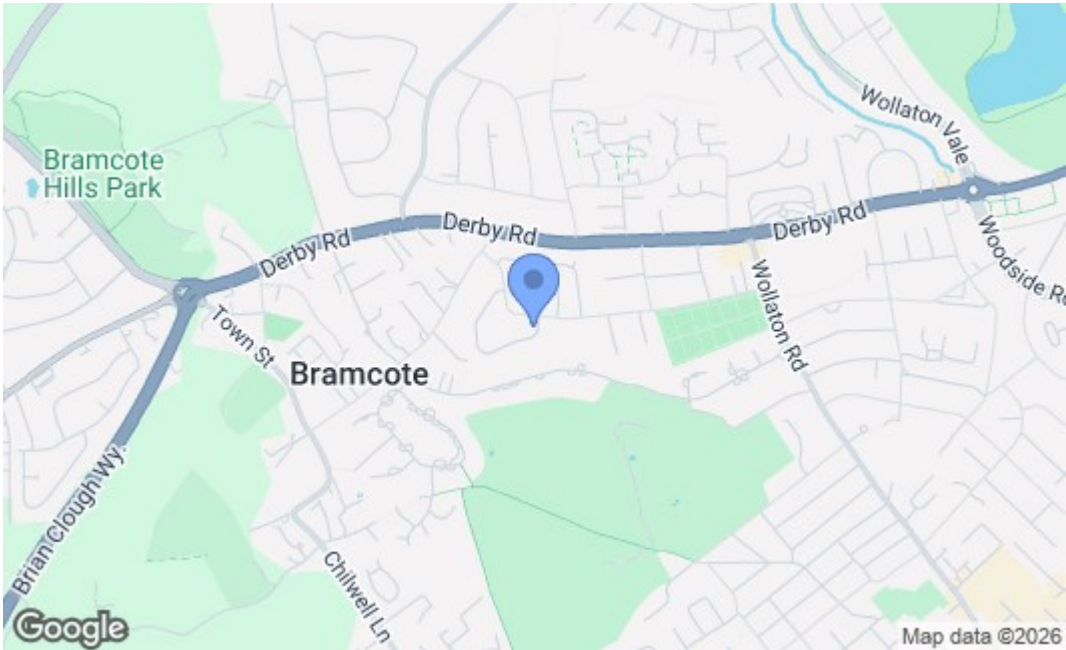
### Disclaimer:

These details and Key facts 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. Full material information is available in hard copy upon request.





Robert Ellis  
ESTATE AGENTS



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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