Robert Ellis

look no further...







Valmont Road

Bramcote, Nottingham NG9 3JB

A SPACIOUS, FIVE BEDROOM DETACHED FAMILY HOME

£425,000 Freehold



ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET, THIS EXTENDED, SPACIOUS, FIVE BEDROOM DETACHED FAMILY HOME POSITIONED WITHIN THE SOUGHT AFTER BRAMCOTE LOCATION.

WITH ACCOMODATION OVER TWO FLOORS COMPRISING OF AN ENTRANCE HALL, GROUND FLOOR WC, KITCHEN BREAKFAST ROOM, LOUNGE/DINER, CONSERVATORY, UTILITY AND WORKSHOP SPACE TO THE GROUND FLOOR.

THE FIRST FLOOR LANDING OFFERS ACCESS TO FIVE BEDROOMS AND A SHOWER ROOM.

EXTERNALLY THERE IS A GOOD SIZE BLOCK PAVED DRIVEWAY PROVIDING OFF STREET PARKING TO THE FRONT LINKING TO THE GARAGE VIA AN ELECTRIC GARAGE DOOR (THE GARAGE ALSO HAS THE BENEFIT OF POWER AND LIGHTING) ALONGSIDE AN ENCLOSED GARDEN SPACE TO THE REAR.

THE PROPERTY OFFERS EASY ACCESS TO NEARBY TRANSPORT LINKS SUCH AS THE i4 BUS SERVICRE, A52, JUNCTION 25 OF THE M1 MOTORWAY AND BOTH TRAM AND TRAIN SERVICES.

THERE IS ALSO EASY ACCESS TO OUTDOOR GREEN SPACE SUCH AS KING GEORGES PARK, BRAMCOTE HILLS PARK AND HICKINGS LANE WHICH NOW OFFERS THE COMMUNITY PAVILLION CAFE AND SPORTS PITCHES/PADDLE COURTS.

WE BELIEVE THIS HOUSE WOULD MAKE AN IDEAL LONG TERM FAMILY HOME AND WE WOULD HIGHLY RECOMMEND AN INTERNAL VIEWING.





ENTRANCE HALL
12'3" x 7'8" (3.75 x 2.36)
Accessed via a decorative archway of exposed brickwork leading to a UPVC double glazed front entrance door, with double glazed windows to either side of the door. There is a radiator, stairscase rising to the first floor, useful under-stairs storage cupboard and doors leading to the living room and kitchen.

WC
3'4" x 3'2" (1.04 x 0.98)

LOUNGE/DINER
27'7" x 11'11" (8.42 x 3.64)
Double glazed bay window to the front, radiator, media points, Adam style fire surround with decorative inset housing a coal effect fire. Opening to the dining area with ample space for table and chairs, radiator, coving and patio doors to conservatory.

CONSERVATORY
10'4" x 9'8" (3.16 x 2.97)
Brick and double glazed construction with pitched roof, French doors opening to the garden, fiited blinds, doible glazed windows and laminte style flooring.

BREAKFAST KITCHEN
18'5" x 8'9" (5.62 x 2.67)
Equipped with a matching range of fitted base and wall storage cupboards and drawers, and work top space with fitted four ring counter level hop and inset one and a half bowl sink unit and draier with mixer tap and tiled splash-backs. Glass fronted crockery cupboards, tiled floor, under counter lighting, integrated dishwasher, built in oven and space for microwave. Archway to dining area with matching tiled floor, sliding patio door to garden and door to utility room.

UTILITY ROOM
10'10" x 9'0" (3.32 x 2.75)

WORKSHOP
10'4" x 7'6" (3.16 x 2.31)

FIRST FLOOR LANDING
Doors to all bedrooms and shower room.

BEDROOM 1
13'11" x 9'0" (4.26 x 2.75)
Double glazed bay window to the front, radiator, ceiling fan, fitted floor to ceiling wardrobes, drawers and matching over-head cupboards to one wall.

BEDROOM 2
13'0" x 10'0" (3.97 x 3.05)
Double glazed window, radiator, ceiling fan, fitted floor to ceiling wardrobes and over head matching cupboards to one wall.

BEDROOM 3
7'3" x 7'2" (2.23 x 2.19)
Double glazed window, radiator.

BEDROOM 4
9'8" x x9'4" (2.96 x x2.85)
Double glazed window to the rear, radiator, built in mirror fronted sliding door wardrobe.

BEDROOM 5
9'9" x 8'11" (2.98 x 2.73)
Double glazed window to the front with fitted blinds, radiator.

SHOWER ROOM
8'6" x 7'8" (2.60 x 2.34)
Modern, white, three piece suite comprising of a double width walk in shower cubicle with full heigh glass shower screen, hidden cistern wall hung push flush WC and wash hand basin with mixer tap and dual storage cabinets beneath. Double glazed window to the rear, Radiator, Tiling to the walls and wall mounted slimline bathroom cabinet.

GARAGE
16'3" x 10'0" (4.96 x 3.06)
With electric garage door, power and lighting.

OUTSIDE
To the front of the property there is a curverd and shaped block paved driveway providing off street parking which in turn leads to the garage electric door and front property door. There is a front brck dwarf boundary wall and small hedge row to the front.

To the rear, the garden is enclosed by both brick wall and fencing to the boundary lines offering an extensive paved patio seating area leading onto a garden lawn. There are planted bedrs and borders and a planter of coloured pebbles

Within the outside area there are lighting points and a water tap.

DIRECTIONS
From our Stapleford office proceed to the Roach traffic lights and continue straight over onto Nottingham Road. Continue as if heading towards Bramcote before taking an eventual right hand turn (after the welcome to Bramcote Street Sign) onto Valmont Road. At the "T" junction turn right and stay on Valmont Road and the house can then be found just after the bend in the road on the left hand side identified by our "FOR SALE" sign.

REF:9983NH

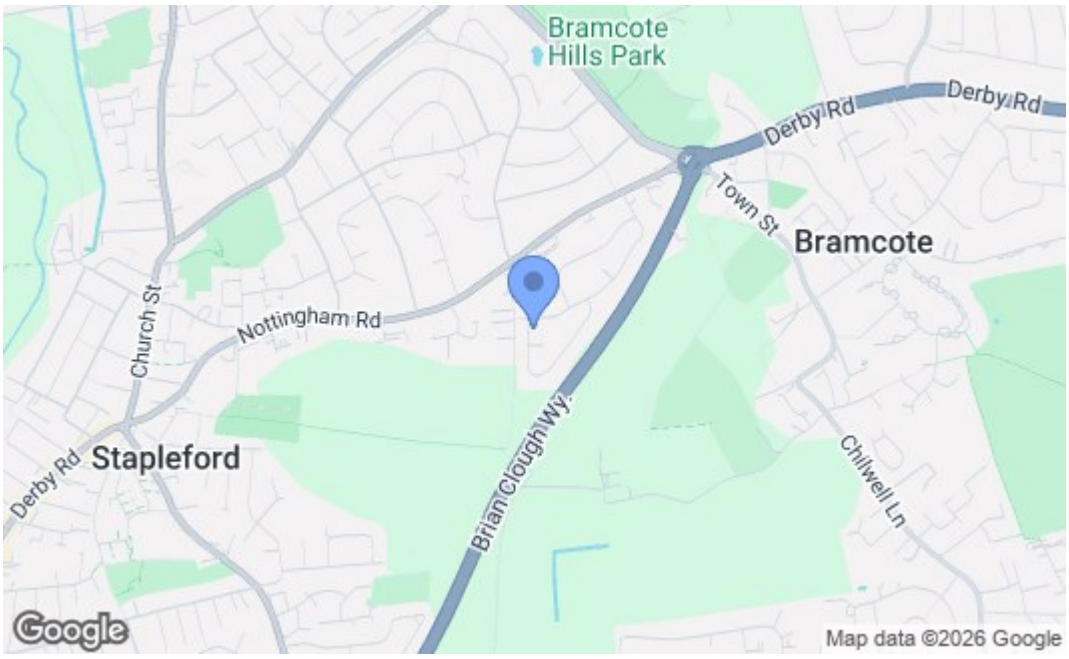


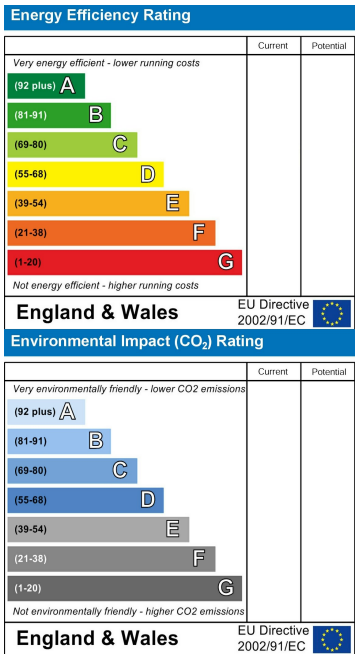












These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.