



**Bramcote Avenue, Chilwell, Nottingham, NG9 4DG**

Guide Price £400,000-£425,000 Freehold



## Bramcote Avenue, Chilwell

3 Bedrooms, 1 Bathroom

Guide Price £400,000-£425,000

- Three Bedroom Detached House
- Fantastic Potential
- No Onward Chain
- Sought After Location
- Large, Enclosed Rear Garden
- Driveway & Garage
- Freehold

Situated in this sought after location in close proximity to Beeston Town Centre this extended, three bedroom detached house offers fantastic potential providing a buyer an opportunity to put their own stamp on. The accommodation comprises of an entrance hall, two reception rooms, a fitted kitchen, two spacious double bedrooms and a further single bedroom and a bathroom with separate w.c. Externally, the property has a good sized, enclosed rear garden alongside a front garden, driveway and single garage. Being offered with no onward chain, early viewing is strongly recommended.



**HALLWAY** 13' 9" x 6' 10" (4.19m x 2.08m) Accessed via an external door with opaque windows, wooden flooring, wall mounted radiator, stairs rising to the first floor, under stairs storage cupboard and ceiling light.

**CLOAKROOM** With a low flush w.c., half pedestal wash hand basin, floor covering, part wall tiling, wall mounted radiator and a ceiling light.

**RECEPTION ROOM** 13' 4" x 11' 10" (4.06m x 3.61m) With a fitted carpet, uPVC double glazed bay window to the front elevation, gas fire, two wall mounted radiators and a ceiling light.

**RECEPTION ROOM** 11' 11" x 11' 1" (3.63m x 3.38m) With a fitted carpet, gas fire and surround, wall mounted radiator, uPVC double glazed French Doors to the rear garden and a ceiling light.

**KITCHEN** 15' 2" x 7' 6" (4.62m x 2.29m) Comprising of a range of high and low level fitted units with a rolled edge worktop over incorporating a stainless steel sink

and drainer, splash back tiling, integrated twin electric oven, inset gas hob with extractor hood over, washing machine plumbing, fitted carpet, part wall tiling, wall mounted radiator, uPVC double glazed dual aspect windows to the rear and side elevations and external door to the rear garden and a ceiling light.

**LANDING** With a fitted carpet, opaque uPVC double glazed window to the side elevation, loft hatch and a ceiling light.

**MASTER BEDROOM** 11' 10" x 11' 8" (3.61m x 3.56m) With a fitted carpet, uPVC double glazed window to the front elevation, wall mounted radiator and a ceiling light.

**BEDROOM TWO** 12' 1" x 11' 2" (3.68m x 3.4m) With a fitted carpet, uPVC double glazed window to the front elevation, wall mounted radiator, a range of fitted wardrobes and a ceiling light.

**BEDROOM THREE** 6' 9" x 6' 8" (2.06m x 2.03m) With

a fitted carpet, uPVC double glazed bow window to the front elevation, wall mounted radiator and a ceiling light.

**BATHROOM** With a fitted suite comprising of a bath with a mains fed mixer bar shower over, low flush w.c., vanity wash hand basin, fitted carpet, opaque uPVC double glazed window to the rear elevation, part wall tiling and a ceiling light.

**EXTERNAL** The property enjoys a good sized and well established, enclosed rear garden which is laid to lawn with a range of mature trees and shrubs, a paved patio area, fenced and hedged boundary and secure gate access. To the front is a garden with a range of mature shrubs, a walled boundary, driveway leading to a single garage.









Floor 0



Floor 1

Approximate total area<sup>(1)</sup>  
926.23 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

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