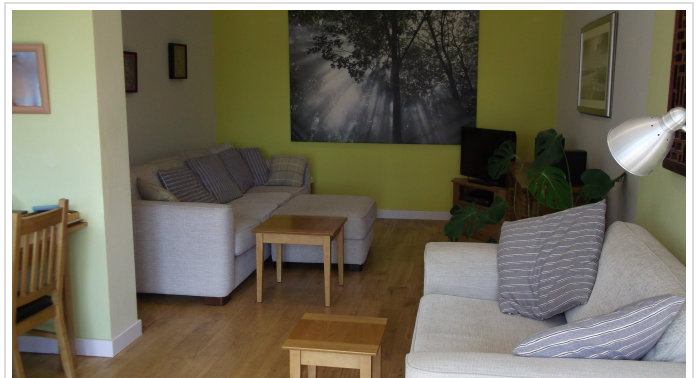
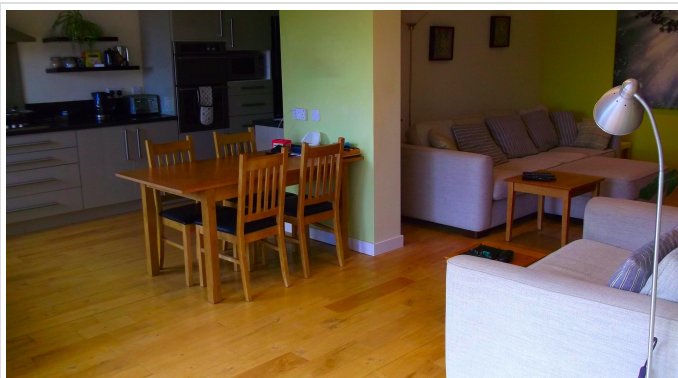


3 Bed Detached In Cranston Road Bramcote, Nottingham, NG9 3GU £499,950



SHORT DESCRIPTION

Property Ref: 17390 Built 1955 Council tax band D; £2583 for 2026-2027. EPC D. Approximate floor area: 160 sq.m - 1,720 sq.ft
Vacant possession possible. DESCRIPTION ----- Lovely 1950s detached house with some outstanding features, including large, private South facing garden, in the much sought-after area of Bramcote Hills. Significantly extended to the rear and refurbished throughout in 2015 to a high standard, providing flexible accommodation for a growing family and-or professional couple. KEY FEATURES ----- - Highly desirable area of Nottingham. - Large private SOUTH FACING rear garden. - Extensive OPEN PLAN modern living space for the family; combining kitchen-dining-rear living area. Wide aluminium bi-fold doors bring the sunlight and garden into the house all year round. - 7.5m long master bedroom with en-suite and views over Beeston Fields through a SPECTACULAR feature window. - 2 further bedrooms; one double and one single with potential for a 4th bedroom if required. - Second living room to front. Located in the catchment area for good local schools, both less than 1 mile away by foot. Quick access can be gained to the A52 and M1, public transport and Bramcote Lane which has a good variety of shops and cafes. The vibrant Beeston centre is only a 10-minute drive. Downstairs, the property consists of an extremely spacious and modernised kitchen-breakfast-living area, utility room, workshop and separate dining-living room. Upstairs the beautifully sized master bedroom has a lofted ceiling giving an airy feel with the benefit of an en-suite shower room. Upstairs you also have another double bedroom and either a 3rd single bedroom or office-study. Outside you have ample off-road parking space for up to 3 cars and also an integrated single garage offering storage and or additional workshop space. Detail Please refer to the floor plans for exact measurements. All windows are double glazed. DOWNSTAIRS ----- Kitchen, Dining & Rear Living Area (approx. 50 sq.m in total) Delightful, open-plan kitchen, dining and living area with SOLID OAK wooden flooring and LED downlights throughout. The kitchen area is approx. 6.5m x 2.2m and includes integral electric oven and gas hob with stainless steel chimney flue. Space for dishwasher and fridge freezer. Has a central heating radiator and access to the enclosed side porch. The living area is approx. 7.5m x 3.7m (5.6m at its widest) and has views over the rear garden through the 5-panel aluminium bifold doors which flood light into the room and which can be fully opened. The area has 2 central heating radiators, one a 'vertical bar' feature radiator. Front Living or Dining Room (Approx. 3.7m x 3.5m) With bay window, central heating radiator and character fireplace with an electric fire as the chimney is currently capped. Hallway (approx. 4.1m x 1.7m) Good sized hall with wooden floor and attractive stain glass front door and side panels. Utility Room (approx. 2.5m x 2.4m) Fully insulated room containing sink unit with drainer, toilet, storage shelves, central heating radiator and room for two under-counter appliances. Washing machine currently plumbed in. Workshop-Store Room - Possible 4th bedroom (approx. 2.4m x 2.1m) Fully insulated with power and lighting, central heating radiator, accessed from the house or garage. Garage (approx. 5m x 2.5m) Single attached garage accessed from the front by a remote-controlled motorised roller door and from the rear via the workshop-store room and utility room. Garage has power and lighting with overhead storage. Side Porch (approx. 6.5 x 1m) Long, fully enclosed porchway to side providing useful storage-plant growing and-or clothes drying facility. Also allows direct access from the outside front to the outside rear of the house. Under-stairs cloakroom. Plenty of room to hang up all your coats and bags. UPSTAIRS ----- Bedroom 1 (approx. 7.5m x 3.7m) Large, south facing feature window and partly lofted ceiling make this a delightful room. The room has fitted wardrobes and two central heating radiators. The en-suite has large, fully tiled thermostatically controlled walk-in shower; basin unit, toilet, ladder radiator and backlit-heated mirror and toilet. Bedroom 2 (approx. 3.7m x 3.6m) Good double sized room has a bay window and central heating radiator. Bedroom 3 or Study (approx. 2.3m x 2.1m) Single sized room has central heating radiator. Other Possible Options The adjoining utility room, workshop and garage could potentially be modified to create something like a granny flat. Alternatively, with so much living space to the rear, the front dining-living room could be used as a fourth bedroom. Bathroom (approx. 2.7m x 2.2m) Family bathroom is complete with built-in bath, thermostatically controlled shower over, large basin unit, toilet, ladder radiator, backlit-heated mirror and wooden floor. Landing Providing access to the 3 bedrooms, shared bathroom and loft hatch above. Loft Large boarded loft space currently accessible by retractable loft ladders, very useful for storage but, as it doesn't have the modern space frame roof truss configuration, should be relatively straightforward to convert into further living space of approximately 4m x 3m in size if required. OUTSIDE ----- To Front: Pave-effect pressed concrete, hard standing at front of house to allow off-road parking for up to 3 cars. The owner currently parks a 6.6m long motorhome and an estate car on the front. Small flower border with mature plants. To Rear: Large, SOUTH FACING, landscaped garden approximately 23m long by 11m wide. Though large, most of the garden is not overlooked as it is well separated by surrounding gardens from neighbouring houses and bounded by high fences and shrubs, hedges and trees. The garden consists of two lawns, both largely surrounded by borders with extensive planting and 2 raised vegetable beds. The garden also includes 2 paved patio areas, one to the rear of the garden surrounded by mature plants, both covered by wooden pergolas and catching the sun into the evening, providing great spaces to relax. A water feature adds to the character of the garden. Large garden shed (3.5m x 2.5m) with power, lighting and worktops-storage. LOCATION ----- In the catchment area for Bramcote Hills (primary) and Bramcote College (secondary with 6th form) all last rated as 'GOOD' by Ofsted and both 15 minutes on foot. Good for commuting into Nottingham (e.g. 20 minutes by bus) or out of Nottingham via A52 and M1 (e.g. by car to Derby - 20 mins; Leicester or Chesterfield - 40 mins, Sheffield - 60 mins). Just over the road from the Alexandrina Plantation Nature Reserve on Bramcote Ridge, a great place for the kids to play or to walk the dog. 10-minute walk to comprehensive range of shops in Bramcote Lane, Wollaton or a 10-minute drive to Beeston town centre with a wide range of shops and services. DIRECTIONS ----- From the M1. Turn left off the A52 onto Thoresby Road at the traffic lights. Take the 2nd right, into Burnside Drive, then first left into Cranston Road. The house is the second one on your right. What 3 Words: using.misty.empire Property Type: Detached Full selling price: £499950.00 Pricing Options: Offers in excess of Tenure: Freehold Measurement: 1120 sq.ft. Outside Space: Front Garden, Rear Garden Parking: Garage, Driveway Heating Type: Double Glazing, Gas Central Heating Chain Sale or Chain Free: NA Possession of the property: Self-occupied -----

3

Bed Room(s)

2

Bath Room(s)

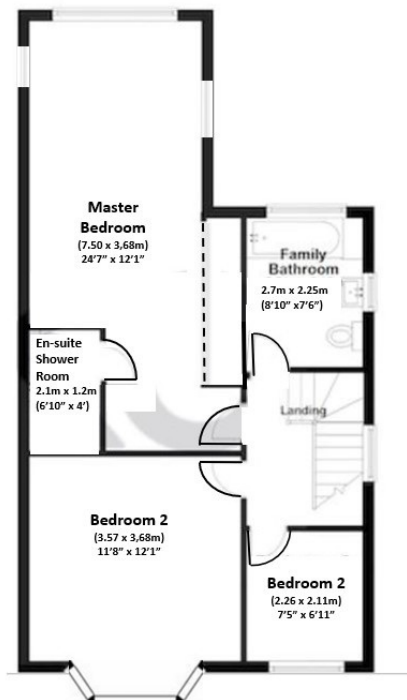
2

Living Room(s)

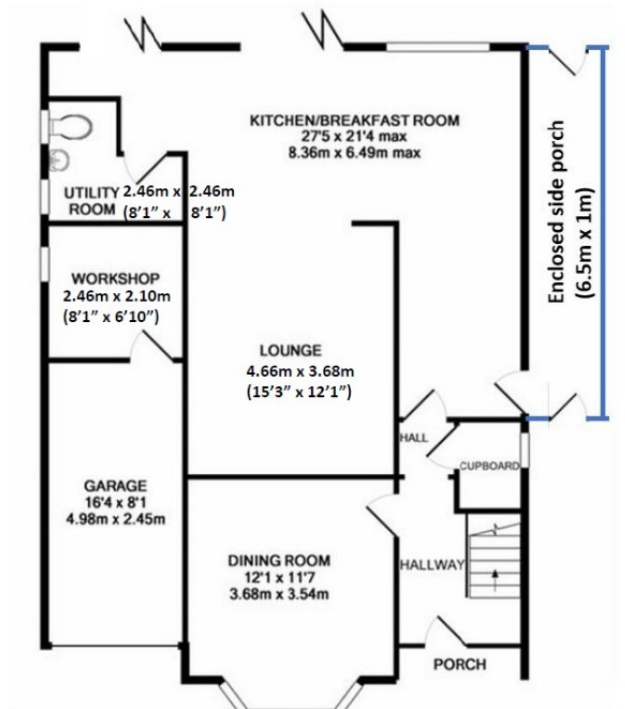
FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.

First Floor (Approx 55 sq.m/592 sq.ft)



Ground Floor (Approx 104 sq.m/1120 sq.ft)



EPC GRAPH

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.

Energy rating and score

This property's energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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