



**14 Warrender Close, Bramcote, Nottingham,
Nottinghamshire NG9 3EB**

£1,550 pcm

Tel: 0115 9680268



- Desired Location
- Driveway
- Enclosed Rear Garden
- Close to schools and amenities
- Council Tax Band E
- 4 Bedroom Family Home
- Detached House
- Dining Kitchen
- Fully Fitted Kitchen
- Family Bathroom and En-Suite

This four bedroom detached house would be make a great family home with lots of space internally and externally.

The property consists of a spacious entrance hall with lots of storage, off the hallway is the large open plan fully fitted dining kitchen with modern grey and chrome kitchen with integrated dishwasher, induction hob and double oven which is has a large reception room which could be used as a lounge,dining or breakfast, play room with feature fireplace and bay window, offering lots of natural light.

There is a second reception room which is spacious and has french doors leading into the garden.

At the rear of the property there is a large conservatory with fitted blinds that leads to a fantastic garden on two levels, great patio area and lawned areas with mature trees and shrubs and garden shed, the garden is completely enclosed giving you privacy. Access to the rear of the garage.

The second floor has three double bedrooms, master bedroom with an en-suite with shower enclosure, one single bedroom and a family bathroom with white three piece suite.

To the front of the property there is a front garden and a driveway for three cars and a garage.

The property comes with an alarm

Council Tax Band: E (Broxtowe Borough Council)




















Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		69	82
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC 	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Viewing by appointment only
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