



45 Chesham Drive
Bramcote, Nottingham, Nottinghamshire, NG9 3FB

£215,000

2 Bedroom Semi-Detached House

- Freehold
- 2 Bed Semi Detached House
- Drive & Garage
- Dining Kitchen
- 2 Double Bedrooms
- Utility Room
- Front & Enclosed Rear Gardens
- Cul de Sac Location
- Ideal Opportunity for First Time Buyers, Young Professionals and Families
- Well Placed for Local Amenities and Transport Links
- EPC Rating - C, Council Tax Band - B

[Click here to access the Energy Performance Certificate for 45 Chesham Drive, Bramcote, Nottingham, Nottinghamshire, NG9 3FB](#)



Overview

Nestled in a sought-after residential area close to the local park, this delightful two-bedroom semi-detached house with garage, offers well-presented accommodation ideal for first-time buyers, young families, or downsizers alike.

The property is set back from the road with a driveway providing off-road parking and access to a single garage. A neat front garden leads to the entrance porch, opening into a spacious living/dining room with open-plan stairs creating a light and airy feel. To the rear, a well-appointed breakfast kitchen overlooks the enclosed rear garden, offering the perfect spot for morning coffee or summer entertaining. Upstairs, there are two generous double bedrooms and a modern family bathroom.

Outside, there is a drive, small front garden and garage with utility room to the rear, the rear garden enjoys a good degree of privacy with patio and lawned areas, ideal for relaxing or family play.



Set in the sought-after suburb of Bramcote, this vibrant community offers the perfect balance of tranquillity and convenience. Nestled among tree-lined streets and open green spaces, Bramcote provides a peaceful setting just minutes from the bustling heart of Nottingham.

A Welcoming Community with a Village Feel, known for its friendly atmosphere and strong sense of community. Local amenities include highly regarded schools such as Bramcote College, leisure facilities, independent shops, cafés, and a range of local pubs and eateries.

Bramcote is perfectly located for commuting and travel. The A52 and M1 (J25) are just minutes away, offering direct routes to Nottingham, Derby, Leicester, and beyond. Reliable public transport links connect Bramcote to Nottingham city centre via frequent bus services. For rail travel, nearby Beeston and Nottingham stations offer direct connections to London, Birmingham, Manchester, and more. East Midlands Airport is less than 30 minutes away for domestic and international flights.





Chesham Drive, Bramcote, Nottingham, NG9

Approximate Area = 728 sq ft / 67.6 sq m

Garage = 187 sq ft / 17.3 sq m

Total = 915 sq ft / 84.9 sq m

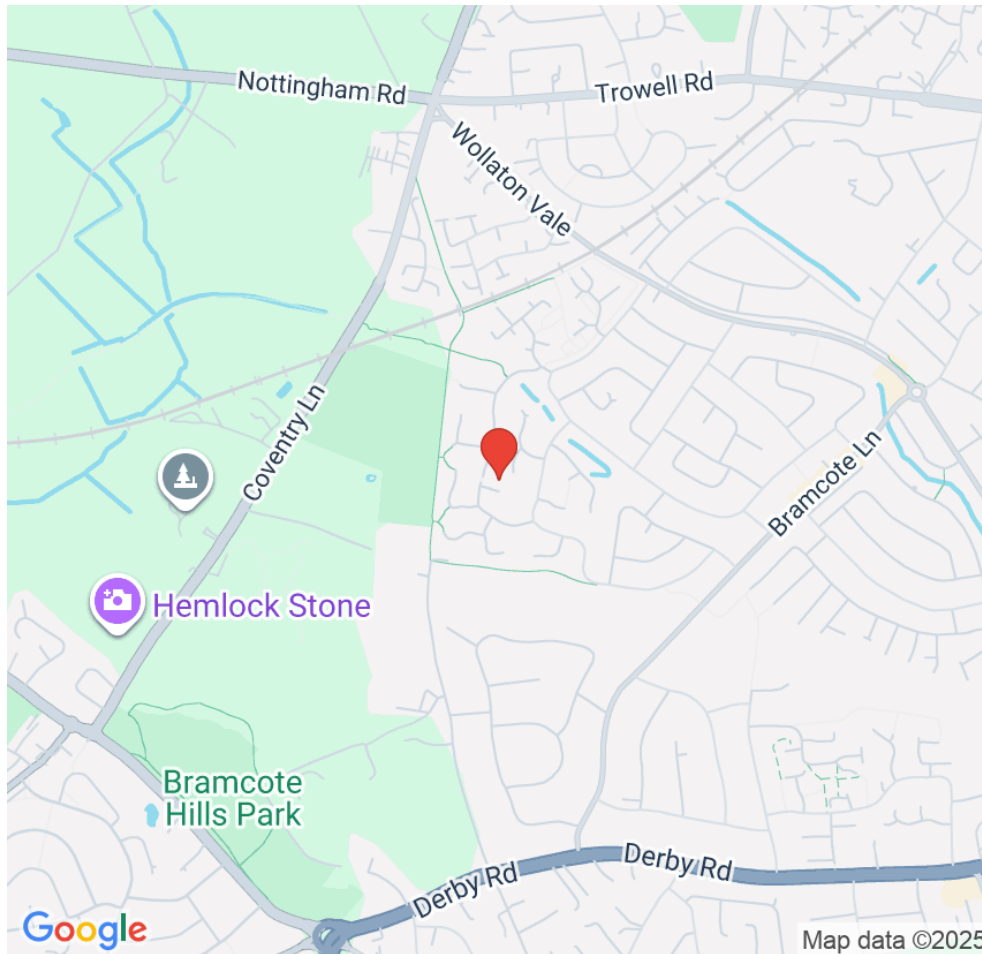
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Pygott & Crone. REF: 1376284



Location



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