



21 Hutton Close  
Bramcote, Nottingham, Nottinghamshire, NG9 3BU

£215,000

## 3 Bedroom Terraced House

- Freehold
- 3 Bed End Terraced House
- No Upward Chain
- New Boiler Installed August 2025 & Cavity Wall Insulation
- Downstairs W/C & Utility Room
- Dual Aspect Living/Dining Room
- Enclosed Low Maintenance Rear Garden
- Communal Parking
- Ideal Location For Road & Bus Links into Nottingham
- Convenient Access For Nottingham University & QMC Hospital
- EPC Rating - D, Council Tax Band - B

[Click here to access the Energy Performance Certificate for 21 Hutton Close, Bramcote, Nottingham, Nottinghamshire, NG9 3BU](#)



## Overview

A well presented and well-proportioned three-bedroom end-terrace house, with No Upward Chain and enjoying a quiet and peaceful cul-de-sac location with the benefit of a low maintenance rear garden and versatile living space, well placed for local shops, schools and transport links.

The property is entered via a welcoming entrance hall, featuring a useful under stairs storage cupboard and a convenient cloakroom WC. There is a separate utility room and a well-appointed breakfast kitchen, ideal for everyday family living. The spacious dual-aspect living/dining room enjoys plenty of natural light and provides an excellent space for both relaxing and entertaining.

To the first floor, the landing offers access to the roof space where the newly installed boiler resides ( August 2025 ) and leads to three good-sized bedrooms, all served by a family bathroom.



Externally, the property benefits from enclosed, low-maintenance rear gardens, perfect for outdoor enjoyment, along with communal parking.

This property, located on the edge of the vibrant and well-established town of Beeston, offers a compelling blend of convenient living, comprehensive amenities, and superb transport links. Situated just a short distance from the extensive retail and cultural facilities of Nottingham city centre, the home benefits from close proximity to a range of local shops, a cinema, and a selection of well-regarded schools. Residents can enjoy the local parks and the community feel of the town. The area is exceptionally well-connected: its position on the A52 ensures a swift road link with effortless access to the M1 motorway, while there is a tram stop that is a short drive away that provides frequent, direct services to the heart of the city. With its mix of desirable local services and strategic commuter positioning, this property is highly attractive to families and professionals seeking a well-placed and amenity-rich home.

Buyers note: Quarterly maintenance fees of £89.70 payable to Paragon Housing for the communal areas upkeep.



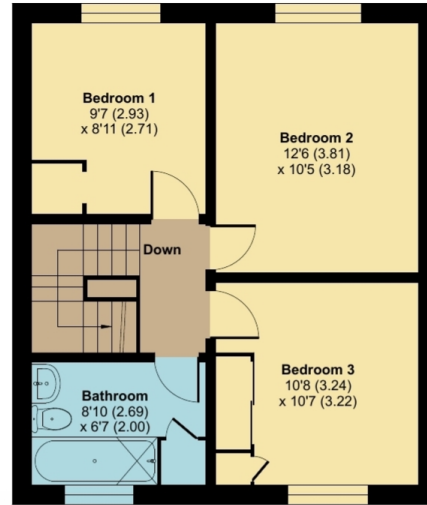




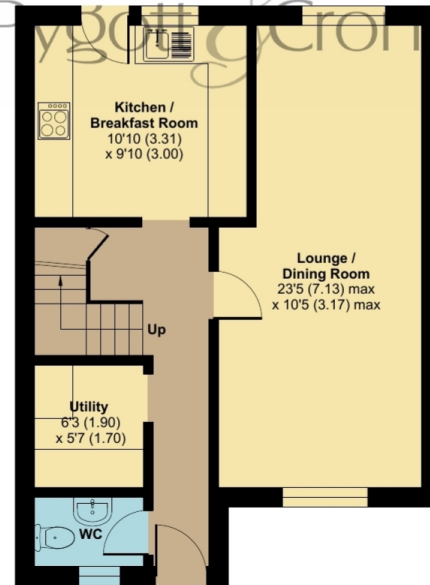
# Hutton Close, Beeston, Nottingham, NG9

Approximate Area = 976 sq ft / 90.6 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2026. Produced for Pygott & Crone. REF: 1402395



## Location



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