



160 Bramerton Road  
Nottingham, Nottinghamshire, NG8 4ND

Offers in excess of  
£235,000

## 3 Bedroom Semi-Detached House

- Freehold
- 3 Bed Semi Detached Home
- Recently Undergone An Array Improvements
- 3 Reception Rooms
- Utility Room & Downstairs W/C
- Enclosed Rear Gardens With Hot Tub Enclosure
- CCTV & Alarm System Throughout
- Drive & Front Gardens
- Bathroom With Rainfall Shower
- EPC Rating - D, Council Tax Band - A

[Click here to access the Energy Performance Certificate for 160 Bramerton Road, Nottingham, Nottinghamshire, NG8 4ND](#)



## Overview

This attractive three-bedroom semi-detached family home has recently undergone an extensive refurbishment, offering stylish and modern living throughout. Improvements include a newly installed boiler, new windows and doors, updated carpets and flooring, re plastering, and a contemporary fitted kitchen and bathroom.

The home has been tastefully redecorated throughout and further enhanced with a CCTV and intruder alarm system, offering peace of mind for prospective buyers. This is a superb opportunity to acquire a move-in-ready family home finished to a high standard.

The accommodation begins with a welcoming entrance hall featuring a seating area. The spacious living room opens seamlessly into the dining room, providing an ideal layout for family living and entertaining. To the rear, the sun room enjoys double doors leading directly onto the hot tub enclosure, offering a relaxing indoor-outdoor flow.

The fitted kitchen is well appointed and is complemented by a separate utility room with access to the front driveway. A rear porch provides additional storage with a useful cupboard and a separate WC.



To the first floor, the landing offers access to the roof space along with a built-in storage cupboard. There are two generous double bedrooms, with the main bedroom benefiting from a range of fitted wardrobes and an additional storage cupboard. The third bedroom is a single room, currently utilised as a dressing room and fitted with storage shelving. Completing the accommodation is the family bathroom, fitted with a stylish rainfall shower.

Externally, the property benefits from a front driveway and garden. To the rear is an enclosed garden, thoughtfully arranged with a patio area, hot tub enclosure, timber decked seating area, lawn, and well-stocked flower and shrub beds, creating an attractive and private outdoor space ideal for relaxing and entertaining.

Bramerton Road is positioned within a well established residential part of Bilborough, a popular suburb to the west of Nottingham that offers a practical balance of everyday convenience, green space and strong transport links.

The area benefits from a good selection of local amenities including supermarkets, convenience stores, pharmacies and takeaways, along with Bilborough College, schools and community facilities nearby. Larger retail options are also easily accessible, including the Asda superstore at West Bridgford and the wider retail and leisure facilities available in Nottingham city centre.



For families, the area offers access to a range of schooling options for different age groups, as well as playgrounds and open green spaces such as Harvey Hadden Sports Village and nearby parks, which provide leisure facilities including swimming, gym, sports pitches and walking routes.

Claisdale Drive West is well served by regular bus services into Nottingham city centre, making it easy to commute without relying on a car. Road users benefit from straightforward access to the A6002, Nottingham ring road and the M1, allowing convenient travel across the city and further afield towards Derby, Mansfield and Sheffield.

The area has a settled residential feel, with a mix of traditional family homes and green verges, creating a pleasant environment while still being well connected to employment centres, universities, hospitals and major business parks.

Buyers note: This house is classed as non standard construction.

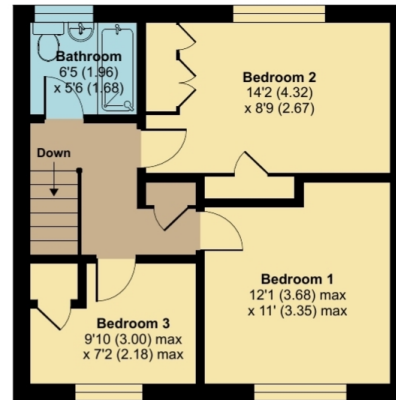




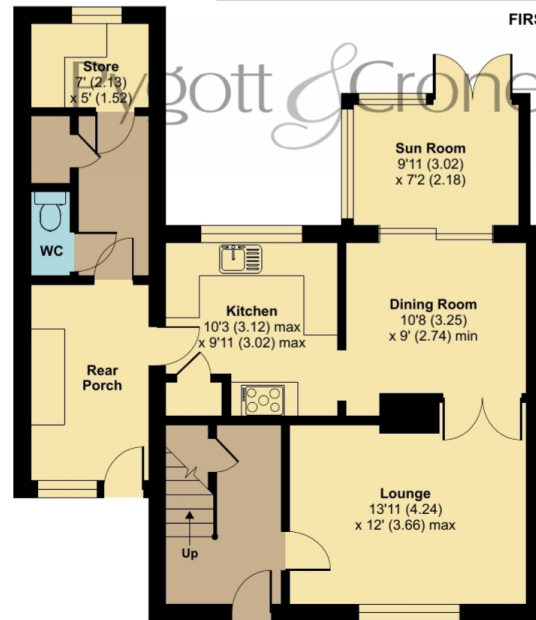
# Bramerton Road, Nottingham, NG8

Approximate Area = 1201 sq ft / 111.5 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). © nrichcom 2026. Produced for Pygott & Crone. REF: 1403288



## Location



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