



52 Arundel Drive  
Bramcote, Nottingham, Nottinghamshire, NG9 3FN

£340,000

## 2 Bedroom Detached Bungalow

- Freehold
- 2 Bed Detached Bungalow ( previously 3 Bed )
- Light & Spacious Throughout
- Drive & Garage
- Enclosed Rear Gardens
- Dining Kitchen
- Living Room With Focal Fireplace
- Attic Space with Pull Down Loft Ladder
- Well Placed for Local Amenities and Transport Links
- Sought-After Residential Location
- EPC Rating - D, Council Tax Band - D

[Click here to access the Energy Performance Certificate for 52 Arundel Drive, Bramcote, Nottingham, Nottinghamshire, NG9 3FN](#)



## Overview

A well-presented two-bedroom detached bungalow, originally designed as a three-bedroom property and thoughtfully remodelled by the current owner to create more spacious accommodation throughout.

The property is entered via a welcoming porch leading into the entrance hall, which provides access to the loft space via a pull-down ladder. The loft is part-boarded and benefits from power and lighting, offering excellent storage potential.

The bright and spacious living room features an attractive open fireplace with surround, a large bay window to the front and an additional side window, allowing plenty of natural light.



To the rear is a well-appointed dining kitchen, fitted with a range of units and integrated appliances including a dishwasher, washing machine, oven, hob and extractor, with space for a fridge freezer. Windows overlook the rear garden and side aspect, creating a pleasant and airy dining space. A rear porch provides convenient access to the garden.

The generous principal bedroom enjoys a large front-facing window, while the second bedroom overlooks the rear garden with windows to both the side and rear.

A spacious family bathroom is fitted with a panelled bath, walk-in shower, vanity wash hand basin and low flush WC.

Externally, the property stands on a well-maintained plot with a block-paved driveway providing ample off-road parking, secured by double wrought iron gates. The low-maintenance front garden complements the attractive frontage, while a detached garage provides additional storage .



The enclosed rear garden is designed for ease of maintenance and outdoor enjoyment, featuring a patio seating area, established flower and shrub borders, and a further patio area to the bottom of the garden – ideal for relaxing or entertaining.

Ideally located for Bramcote Lane shops and cafes, Bramcote and Wollaton are located West of the City and offer schools for all ages with shopping and Beeston town centre close by. Nottingham University and the Queens medical centre are a short drive away and the A52 and Motorway network are also close by.



Bramcote is a particularly well regarded residential setting, known for its established homes, mature surroundings and strong sense of space. The area has a leafy and settled feel that appeals to a wide range of buyers, especially those looking for a location that offers both everyday convenience and access to open green surroundings. Bramcote itself sits to the west of Nottingham, well placed for travel towards Beeston, Stapleford, Wollaton and the city centre, while also being within easy reach of Junction 25 of the M1 for wider commuting.







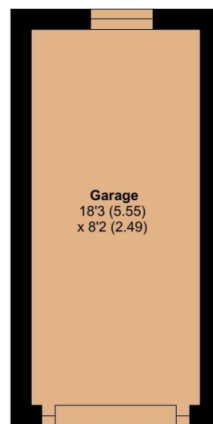
## Arundel Drive, Bramcote, Nottingham, NG9

Approximate Area = 916 sq ft / 85 sq m

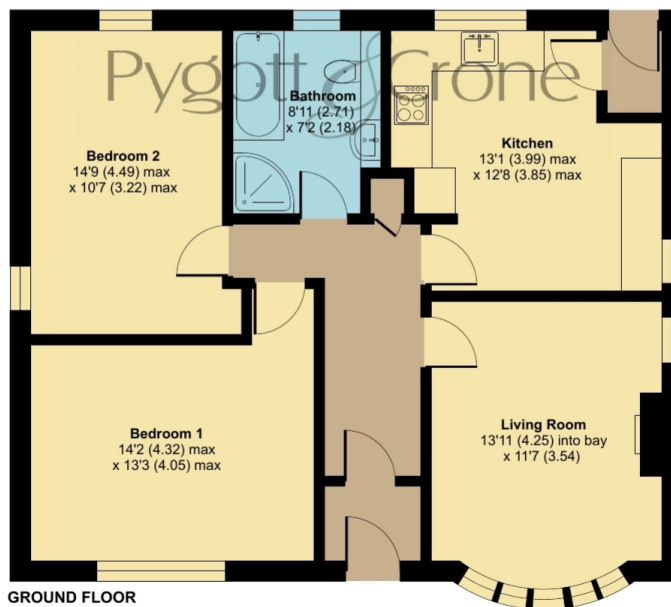
Outbuilding = 65 sq ft / 6 sq m

Total = 981 sq ft / 91 sq m

For identification only - Not to scale



GARAGE



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,  
Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2026.  
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## Location



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is on the market with our Wollaton branch

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