



2 Eastcote Avenue
Bramcote, Nottingham, Nottinghamshire, NG9 3FD

£525,000

4 Bedroom Detached House

- Freehold
- 4 Bed Detached Family House
- Double Garage & Triple Drive
- Good Sized Corner Plot
- En Suite To Main Bedroom
- Extremely Well Presented Throughout
- Downstairs WC & Boot Room
- Living Room & Dining/Sitting Room
- Bramcote Hills Catchment
- Alfresco Sitting/Dining Area
- EPC Rating - C, Council Tax Band - D

[Click here to access the Energy Performance Certificate for 2 Eastcote Avenue, Bramcote, Nottingham, Nottinghamshire, NG9 3FD](#)



Overview

This beautifully presented four-bedroom detached family home occupies a generous corner plot, offering excellent potential to extend (subject to the necessary planning consents). With a double garage, triple-width driveway and stunning landscaped gardens, this is an ideal home for growing families.

The welcoming entrance hall features an under stairs storage cupboard and staircase to the first floor. A practical boot room and a modern cloakroom, fitted with a low-level WC and vanity wash hand basin, add everyday convenience.

The spacious living room enjoys a large front-facing window, creating a bright and inviting space, complemented by a stylish wall-mounted feature electric fire. Sliding pocket doors open into the versatile sitting/dining room, providing the option of open-plan family living or separate reception spaces.



The fitted kitchen is well equipped with a range of integrated appliances and benefits from windows to the side and rear, together with a door providing direct access to the garden. The adjoining sitting/dining room is flooded with natural light through its windows and french doors overlooking the beautiful rear gardens, making it perfect for both everyday living and entertaining.

To the first floor, the landing offers a useful storage cupboard and access to the loft via a pull-down ladder. The generous principal bedroom overlooks the front of the property and benefits from an en-suite shower room comprising a shower cubicle with mains mixer shower, vanity wash hand basin and heated towel rail.

There are three further well-proportioned bedrooms, including a front-facing bedroom with built-in storage and two rear-facing bedrooms enjoying attractive views over the gardens. The family bathroom features underfloor heating and is fitted with a panelled bath with electric shower over, low-level WC, wash hand basin and heated towel rail.



Outside, the beautifully maintained gardens are a particular highlight of the property. Designed for both relaxation and entertaining, they offer several seating and dining areas, including a covered veranda, well-kept lawns, mature shrubs, bushes and established trees. Additional external features include an outside water supply, garden shed and a dedicated bike storage area.

The double garage is complemented by a useful workshop to the rear, while the triple-width driveway provides ample off-road parking.

Offering spacious accommodation, exceptional outdoor space and exciting future potential, this superb family home is ready to move into and enjoy.



Bramcote is a sought-after suburb west of Nottingham, known for its green spaces, excellent schools, and strong community feel. It's home to the popular Bramcote Hills Park, ideal for families and outdoor enthusiasts. The area offers a great mix of local shops, cafés, and amenities, with larger retail options nearby in Beeston and Wollaton. Well-connected by public transport and major roads like the A52 and M1, it's perfect for commuters heading into Nottingham or across the East Midlands. Top-rated schools and close proximity to the University of Nottingham and QMC Hospital make it a popular choice for families and professionals alike.







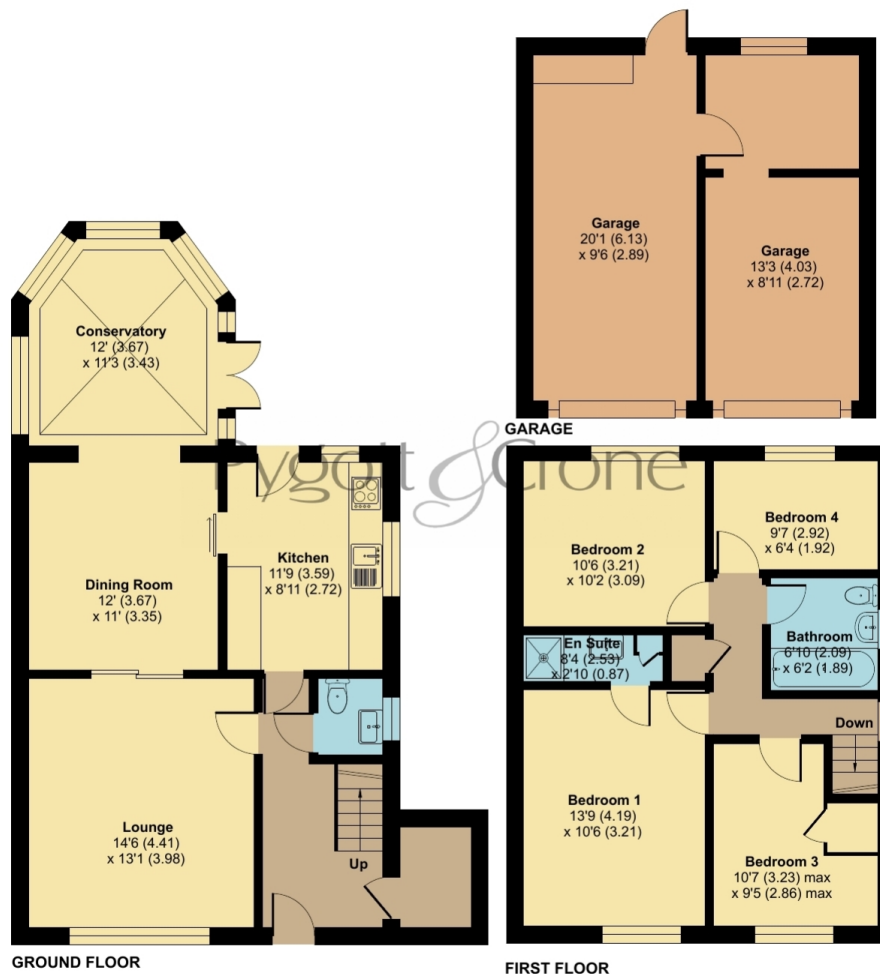
Eastcote Avenue, Bramcote, Nottingham, NG9

Approximate Area = 1272 sq ft / 118.1 sq m

Garage = 380 sq ft / 35.3 sq m

Total = 1652 sq ft / 153.4 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 2026. Produced for Pygott & Crone. REF: 1493176



Location



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