



Cow Lane,
Bramcote, Nottingham
NG9 3DJ

£875,000 Freehold



A stylish and modern executive five bedroom detached house constructed by Gilbert and Hall in 2013.

Tucked away in a small and exclusive development of luxury homes sits this fabulous five bedroom detached house that has been meticulously maintained by the current vendor and offers a stunning living space with quality fixtures and fittings throughout.

In brief the internal accommodation comprises: Entrance hallway, kitchen/diner, sitting room, dining room, study, utility and WC to the ground floor, rising to the floor is an impressive master en-suite bedroom with dressing area, four further bedrooms one of which has an en-suite and a family bathroom.

Outside the property has a driveway to the front providing ample car standing with a garage beyond and a low maintenance front garden screened by hedge and to the rear the property has an enclosed and landscaped rear garden with a hot tub and decking, making this space fabulous for entertainment and relaxation.

Occupying an enviable position on Cow Lane, convenient for a wide range of local amenities and excellent transport links this fantastic property simply must be viewed to be truly appreciated.

Full accommodation details to follow...



A canopy porch with inset lighting shelters the double glazed entrance door.

Hallway

Tiled flooring, two radiators, inset ceiling spotlights, stairs off to the first floor landing and useful understairs recess.

w.c.

w.c., wall mounted wash hand basin, heated towel rail, tiled flooring, part tiled walls, inset ceiling spotlights, extractor fan and double glazed window.

Sitting Room

19'2" x 13'4" approx (5.86m x 4.07m approx)

Oak flooring, inset ceiling spotlights, double glazed window, patio doors to the rear garden, two radiators and a solid fuel burner inset to the chimney breast mounted upon a stone flag hearth with inset timber mantle.

Kitchen Diner

18'6" x 14'0" approx (5.64m x 4.27m approx)

With an extensive range of quality fitted wall and base units, breakfast bar, granite work surfacing, induction and gas hobs, filter above, inset twin electric oven, microwave, coffee machine, integrated drinks cooker, fridge freezer and dishwasher, 1½ bowl sink with mixer tap, inset ceiling spotlights, two radiators, tiled flooring, two double glazed windows and patio doors to the rear garden.

Utility Room

12'6" x 5'2" approx (3.83m x 1.59m approx)

Fitted wall and base units, work surfacing with splashback, single sink and drainer with mixer tap, plumbing for washing machine, further appliance space, tiled floor, inset ceiling spotlights, radiator, double glazed window, extractor fan and integral door to garage.

Garage

19'1" x 16'10" approx (5.84m x 5.15m approx)

Up and over electric remote control door to the front, pedestrian door and window to the rear, tiled flooring with light and power.

Dining Room

13'3" x 11'6" approx (4.05m x 3.52m approx)

Two double glazed windows, oak flooring and radiator.

Spacious First Floor Landing

Inset ceiling spotlights, light well, radiator, airing cupboard housing the hot water cylinder, Worcester Boiler and fitted shelves for storage.

Principal Bedroom

23'1" x 16'1" (including en-suite and dressing are) (7.06m x 4.91m (including en-suite and dressing are))

Double glazed window, radiator.

Dressing Area

Double glazed window, radiator, fitted wardrobes.

En-Suite

Fitments in white comprising w.c., wall mounted wash hand basin, free standing bath, shower cubicle with mains control overhead shower and further shower hand set, part tiled walls, tiled flooring, inset ceiling spotlights, extractor fan, wall mounted heated towel rail.

Bedroom 2

12'9" x 10'11" approx (3.91m x 3.35m approx)

Double glazed window, radiator, fitted wardrobes and inset ceiling spotlights.

En-Suite

With fitments in white comprising w.c., wall mounted wash hand basin, shower cubicle with mains control overhead shower and further shower hand set, fully tiled walls, tiled flooring, wall mounted towel rail, double glazed window and extractor fan.

Bedroom 3

12'4" x 11'6" approx (3.78m x 3.53m approx)

Double glazed window, radiator and fitted wardrobes.

Bedroom 4

12'2" x 11'6" approx (3.73m x 3.52m approx)

Double glazed window and radiator.

Bedroom 5

12'9" x 8'9" approx (3.91m x 2.67m approx)

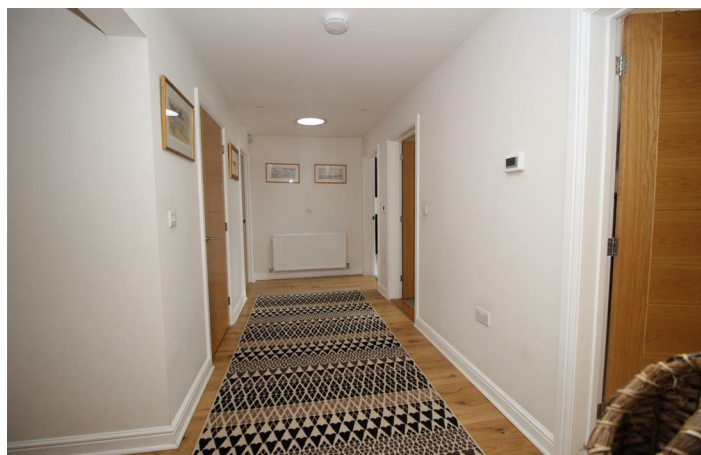
Double glazed window and radiator.

Bathroom

With a quality suite in white comprising of w.c., bidet, twin wash hand basins inset to vanity unit with illuminated mirror above, double shower cubicle with mains control overhead shower and further shower hand set, fully tiled walls, tiled flooring, heated towel rail, two double glazed windows.

Outside

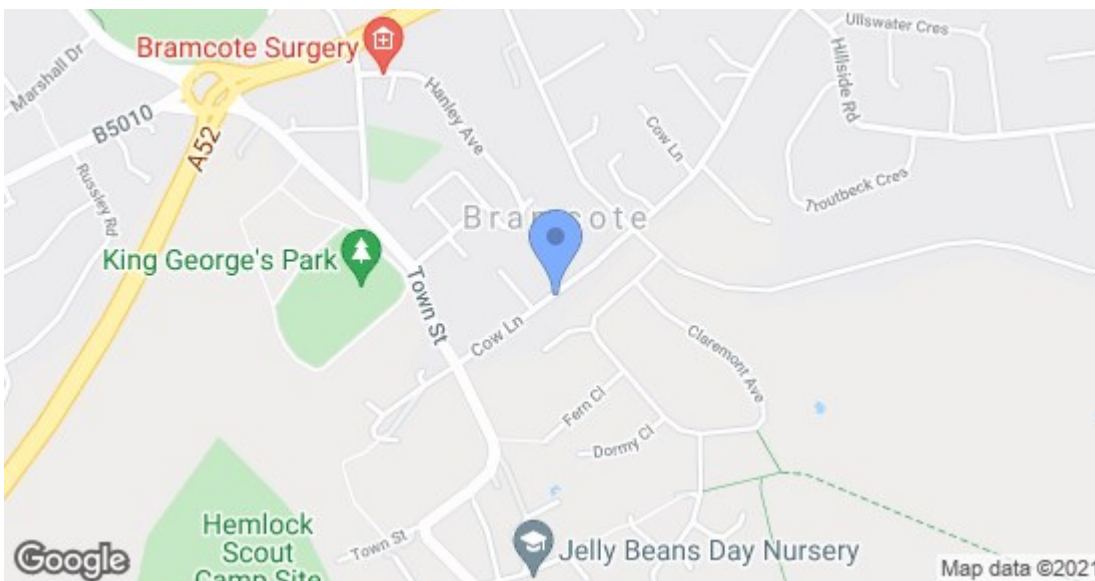
To the front the property has a drive providing car standing with a double garage beyond and an established front garden afforded a degree of privacy by a mature hedge and having synthetic grass, borders and gated access to the rear. To the rear the property has a landscaped and private garden with synthetic grass, decking, mature hedges, stocked beds and borders with shrubs and trees, inset lighting, outside tap, power points and a hot tub.





FLOORPLANZ © 2012 0845 6344000 Ref 99009

This plan is for layout guidance only. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales EU Directive 2002/91/EC	

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.