Robert Ellis

look no further. . .

28 Bramcote Drive

Beeston, Nottingham NG9 1AS

£1,100,000 Freehold

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An outstanding six bedroom modern detached house. Stylish and contemporary accommodation arranged over three floors with a golf course view to the rear.

Aluminium double glazed entrance door which forms part of a large glazed atrium leads to a spacious hallway.

Hallway
20'4" x 10'7" (6.22 x 3.23)
Ceramic tiled flooring, floating staircase with Sapele wood treads with inset lighting and glazed panels.

Kitchen/Diner/Living Area
45'4" x 16'1" increasing to 17'3" (13.83 x 4.92 increasing to 5.27)
An extensive range of quality wall and base units with inset unit lighting, part copper splash back and part tiled splashback, granite work surfacing, breakfast bar, inset gas hob with extractor above, a hide and slide oven, combination microwave, coffee machine, integrated bin storage, double sink with mixer tap, integrated dishwasher and Samsung American style fridge freezer. Inset ceiling spotlights and speakers with Blue Tooth connectivity, wall mounted Samsung television bi-fold aluminium door leading to the rear garden, cornice inset lighting and three UPVC double glazed windows.

Utility Room
7'10" x 7'3" (2.40 x 2.22)
Fitted wall and base units, wooden work surfacing, fitted washing machine and tumble dryer, ceramic tiled flooring, inset ceiling spotlights and aluminium double glazed door to the exterior.

Boiler Room
With Ideal boiler, water tank and tiled flooring.

Study
16'1" x 11'6" (4.91 x 3.53)
Two UPVC double glazed windows, inset ceiling spotlights and bamboo flooring.

Sitting Room
16'6" x 16'1" (5.03 x 4.91)
Aluminium double glazed bi-fold doors leading to the rear garden, inset ceiling spotlights and inset cornice lighting.

Guest Cloakroom
Fitted with a low level WC, wash hand basin with tiled splash back, tiled flooring and extractor fan

The entire ground floor benefits from underfloor heating that is run from the gas boiler.

First Floor Landing
Stairs off to a first floor galleried landing with bamboo flooring, inset ceiling spotlights, radiator and double glazed aluminium door leading to the balcony.

Main Bedroom Suite
18'9" x 16'2" (5.74 x 4.94)
Aluminium bi-fold doors leading to the balcony, radiator and inset ceiling spotlights.

Dressing Room
9'4" x 7'11" (2.86 x 2.42)
Radiator, UPVC double glazed window and inset ceiling spotlights.

En-Suite
With his and hers wash hand basins inset to a beech vanity unit with illuminated mirror above and shaver point, low level WC, double shower cubicle with mains control overhead shower with further body jets and shower handset, glazed shower screen, part tiled walls, tiled flooring, wall mounted heated towel rail, UPVC double glazed window, inset ceiling spotlights, extractor fan and underfloor heating.

Bedroom Two
16'1" x 10'7" (4.91 x 3.24)
Two UPVC double glazed windows, radiator and inset ceiling spotlights.

Bedroom Three
16'1" x 10'11" (4.91 x 3.34)
Two UPVC double glazed windows, radiator and inset ceiling spotlights.

Bathroom
With his his and hers wash hand basins inset to vanity unit with an illuminated mirror and shaver point above, WC, double shower cubicle with mains control overhead shower, further body jets and shower handset, bath with waterfall style taps, inset ceiling spotlights, extractor fan, wall mounted heated towel rail, tiled flooring, tiled walls and underfloor heating.

Second Floor Landing
With bamboo flooring, inset ceiling spotlights, radiator and UPVC double glazed window.

Bedroom Four
16'2" x 12'3" (4.93 x 3.75)
UPVC double glazed window, radiator and inset ceiling spotlights.

En-Suite
Fitted with a low WC, wash hand basin inset to vanity unit with illuminated mirror above and shaver point, shower cubicle with mains overhead shower, further shower handset and body jets, fully tiled walls, tiled flooring, extractor fan and underfloor heating.

Bedroom Five
16'3" x 10'1" (4.97 x 3.09)
UPVC double glazed window, radiator and inset ceiling spotlights.

Bedroom Six
16'3" x 10'2" (4.97 x 3.10)
UPVC double glazed and radiator.

Bathroom
WC, bath with waterfall style tap, wash hand basin inset to vanity unit with illuminated mirror and shaver point above, shower cubicle with mains overhead shower, further shower handset and body jets, fully tiled walls, tiled flooring, inset ceiling spotlights, extractor fan, UPVC double glazed window, wall mounted heated towel rail and electric underfloor heating.

Outside
The property is approached via electric remote controlled gates which lead to a Presscrete style driveway providing ample car standing enclosed with Siberian larch fencing with inset lighting and raised borders in front. A path runs along the side of the property to the rear where there is a primarily lawned garden with paving, raised border, Siberian larch fencing with inset lighting, outside tap and power point.

Double Garage
18'10" x 18'8" (5.75 x 5.69)
Electric roller door to the front, double glazed aluminium pedestrian door to the side, light and power.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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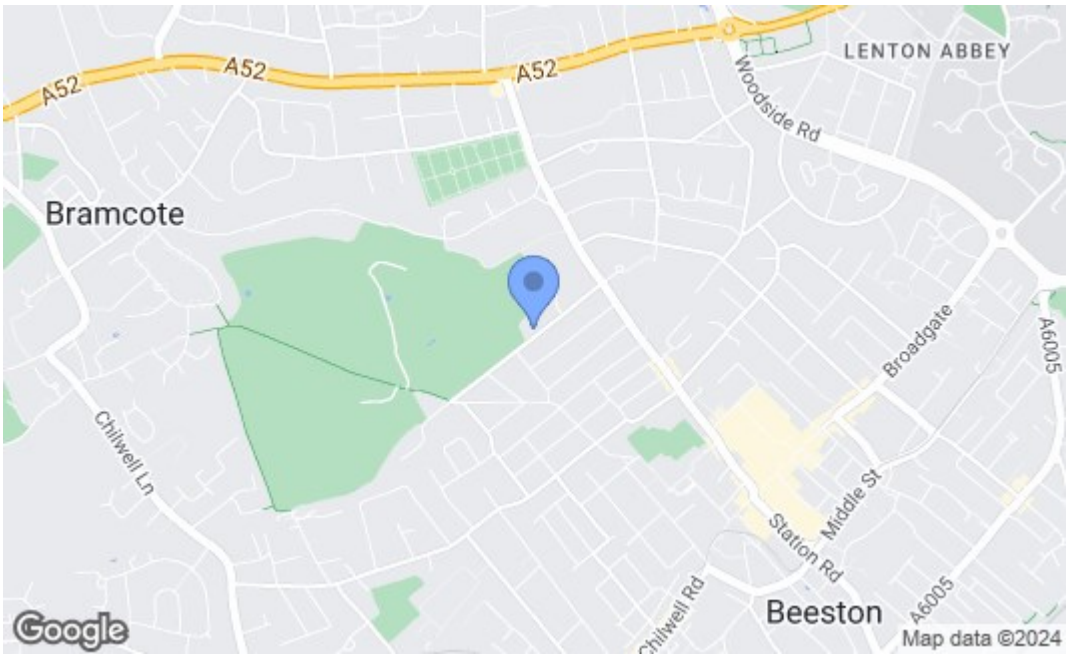

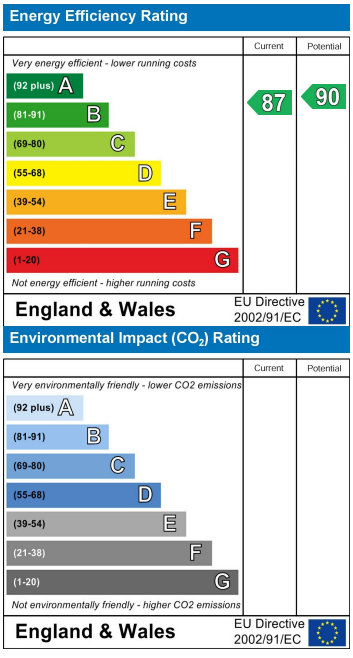

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