Robert Ellis

*look no further. . .*

The Chancery
Bramcote, Nottingham NG9 3AJ

A four bedroom, three reception room detached family house.

**Offers In The Region Of**

We are pleased to offer for sale this four bedroom, three reception room detached family residence.

Situated in this highly regarded residential development known as The Chancery located off Beeston Fields Drive and Claremont Avenue. Superbly located close to local schools for all ages, the vibrant town centre of Beeston and offering great commutability with easy access to the A52 for Nottingham, the Queen's Medical Centre and Nottingham University as well as Derby and junction 25 of the M1 motorway.

This well presented property comes to the market in a ready to move in condition with sealed unit double glazed windows and recently upgraded gas fires central heating system controlled by a Hive smart system. The accommodation comprises: Entrance hall, cloaks/WC, living room with Inglenook fireplace, sitting room, separate dining room and fitted kitchen. The galleried first floor landing gives access to the four well proportioned bedrooms, the master with dressing area and en-suite shower room. A four piece family bathroom completes the accommodation.

A forecourt provides parking for several vehicles and gives access to a detached brick built double garage. The attractively landscaped rear gardens are another feature of this property and are generous in size.

With an abundance of windows making a very light and airy property, we strongly recommend an early internal viewing of this family home to avoid disappointment.

## Entrance Hallway
Front entrance door, radiator, stairs to the first floor and doors to all ground floor rooms.

## Cloaks/WC
Incorporating a two piece suite comprising wash hand basin and low flush WC. Heated towel rail and double glazed window.

## Living Room
15'7" x 15'7" (+inglenook) (4.75 x 4.75 (+inglenook))
Feature walk in Inglenook style fireplace. Radiator, double glazed window to the front and double glazed patio doors to the rear.

## Sitting Room
12'7" x 11'3" (3.86 x 3.45)
Radiator and two double glazed windows to the front.

## Dining Room
12'9" x 9'3" (3.90 x 2.83)
Radiator, double glazed window and double glazed patio door to the rear garden.

## Kitchen
15'7" x 9'3" (4.75 x 2.82)
Incorporating a fitted range of wall, base and drawer units with worksurfaces and inset stainless steel sink unit with single drainer. Range Master gas/electric Range style cooker. Plumbing and space for washing machine and dishwasher. Appliance space. Wall mounted Baxi central heating boiler. Recently installed and controlled by a Hive smart system. Double glazed window and stable door leading to the rear garden.

## First Floor Landing
Gallery style landing with two large double glazed windows providing a great amount of daylight. Built in airing cupboard with recently installed pressurised hot water tank and system.

## Bedroom One
15'10" x 9'10" (4.83 x 3.00)
Fitted wardrobes, radiator, double glazed window to the front and archway to dressing room.

## Dressing Room
5'11" x 5'6" (1.82 x 1.70)
Built in dressing table and wardrobe. Door to en-suite.

## En-Suite
Incorporating a modern three piece suite comprising wash hand basin, low flush WC and shower cubicle. Partially tiled walls, heated towel rail and double glazed window.

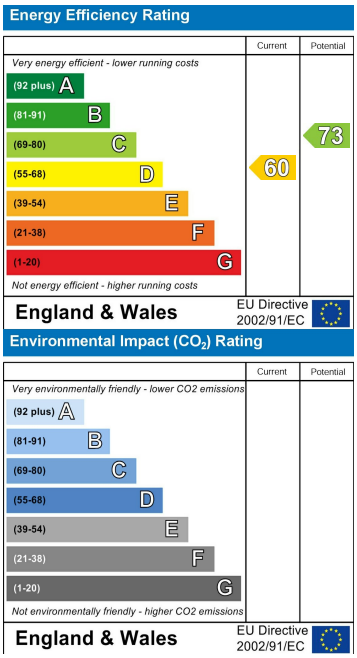
## Bedroom Two
12'8" x 11'5" (3.88 x 3.48)
Fitted wardrobes, radiator and double glazed windows to the front and side.

## Bedroom Three
12'9" x 9'3" (3.89 x 2.83)
Radiator, fitted wardrobes and double glazed windows to the side and rear.

## Bedroom Four
10'8" x 9'1" (3.26 x 2.78)
Fitted wardrobes, radiator and double glazed window.

## Family Bathroom
9'2" x 6'3" (2.80 x 1.93)
Incorporating a modern four piece suite comprising wash hand basin, low flush WC, bath with mixer shower attachment and separate shower cubicle. Partially tiled walls, heated towel rail and double glazed window.

## Outside
The property is set back from the road with a block paved forecourt providing parking for several vehicles and an area of garden with a variety of shrubs. The forecourt leads to the detached brick built double garage with twin up and over doors, light and power and courtesy door at the side. There is gated access at the side of the house with a side garden paved. This in turn leads to the rear garden where there is a generous patio. The main garden is laid to lawn with inset colourful shrub and flower bedding. To the far side of the property is a further storage area.




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.

12 High Road, Beeston, Nottingham, Nottinghamshire, NG9 2JP
beeston@robertellis.co.uk
0115 922 0888