



The Chancery Bramcote, Nottingham NG9 3AJ

Offers Over £775,000

A stunning traditionally styled four bedroom detached executive home in an exclusive location.



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Having been meticulously maintained and upgraded by the current vendor, this fabulous property is offered to the market for the first time since its construction and boasts generous and versatile accommodation throughout and a particularly large plot.

In brief the immaculate interior comprises: Spacious entrance hall, WC, kitchen, family room, utility room, study, dining room and impressive lounge with Inglenook fireplace. Rising to the first floor is a master en-suite bedroom, three further good sized bedrooms and family bathroom.

Outside the property occupies a particularly spacious plot with a driveway providing ample car standing and detached double garage beyond and stunning well manicured landscaped gardens to both front and rear.

Tucked away in this exclusive location, readily convenient for a wide range of local amenities including Beeston town centre, excellent transport links such as the A52 and NET tram and a range of other facilities, this excellent property is a rare opportunity well worthy of viewing.



A canopy porch with courtesy side light shelters the wooden panelled double glazed entrance door with flanking window.

Hallway

Of generous proportions with radiator, useful cloaks cupboard and stairs off to first floor landing.

WC

With WC, pedestal wash hand basin, part tiled walls, radiator and double glazed window.

Kitchen

12'9" x 7'9" (3.90 x 2.37)

With a range of fitted wall and base units, worksurfacing with tiled splashbacks, breakfast bar, one and a half bowl sink with mixer tap, inset gas hob with extractor above and electric oven below, integrated fridge, tiled flooring, plumbing for a dishwasher, double glazed window, inset ceiling spotlights and fitted kick heater.

Family Room

15'9" x 9'10" maximum overall measurements (4.82 x 3.01 maximum overall measurements)

With radiator and double glazed patio doors overlooking the rear garden.

Utility Room

11'7" x 5'4" (3.54 x 1.63)

With fitted wall and base units, worksurfacing with tiled splashbacks, single sink and drainer with mixer tap, plumbing for a washing machine, drier space, a stable style door leading to the exterior, wall mounted Vaillant boiler, double glazed window, radiator and loft hatch.

Dining Room

10'7" x 9'10" (3.23 x 3.00)

With double glazed window and radiator.

Study

10'7" x 9'10" (3.23 x 3.00)

With double glazed window and radiator.

Sitting Room

15'7" x 15'6" + door recess (4.75 x 4.74 + door recess)

With double glazed window, double glazed patio doors leading to the rear garden, two radiators and a feature Inglenook style fireplace with rustic brick surround, inset timber mantle, tiled hearth, two double glazed windows and an open fire with additional gas point.

First Floor Landing

With double glazed window, loft hatch to the boarded loft space with light, radiator and airing cupboard housing the hot water cylinder and benefiting from useful storage shelves.

Bedroom One

16'4" x 10'7" (5.00 x 3.24)

With double glazed window, fitted bedroom furniture including wardrobe, dressing table and side tables and radiator.

En-Suite

With modern fitments in white comprising WC and wash hand basin inset to vanity unit, bath, shower cubicle with Mira mains pressure shower, storage unit, part tiled walls, tiled flooring, wall mounted heated towel rail and double glazed window.

Bedroom Two

12'2" x 10'10" (3.71 x 3.31)

With radiator, double glazed window and mirror fronted wardrobe.

Bedroom Three

11'3" x 8'10" + recess (3.45 x 2.71 + recess)

With radiator and double glazed window.

Bedroom Four

9'9" x 7'6" (2.99 x 2.29)

With radiator and double glazed window.

Bathroom

With WC, pedestal wash hand basin with mirror and shaver point above, bath, part tiled walls, radiator and double glazed window.

Outside

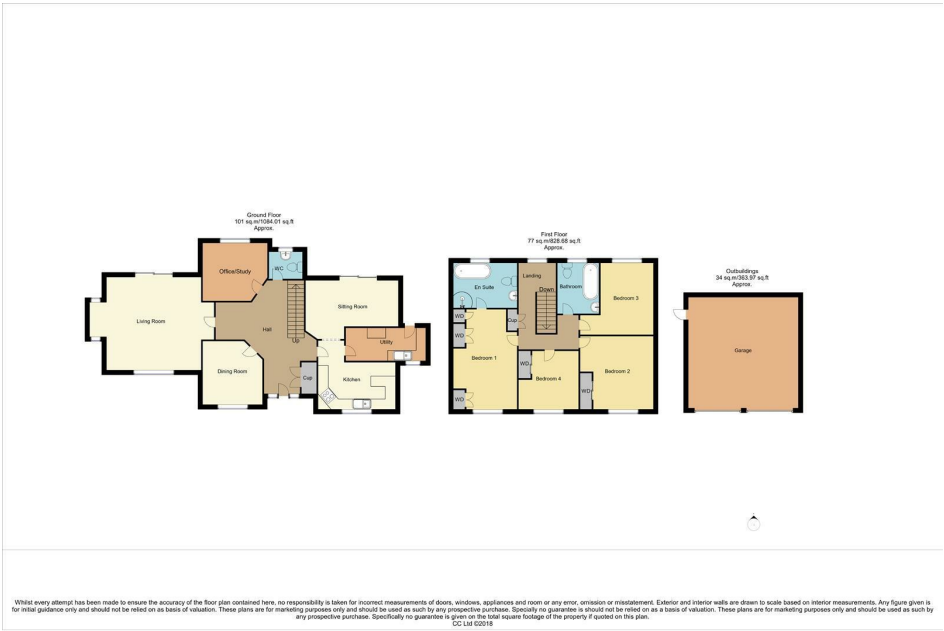
To the front the property has a block paved driveway providing ample car standing with a detached double garage beyond and a beautifully landscaped spacious garden with mature and well manicured beds, borders and lawns. Gated access leads to the rear of the property. To the rear the property has a stunning landscaped garden with a sunny aspect that comprises of various patios, an outside tap, well stocked beds and borders, lawn, greenhouse and pergola.

Garage

18'3" x 18'2" (5.58 x 5.56)

With twin up and over doors to the front, pedestrian door to the side, light and power.





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.