Robert Ellis

look no further...

Bridle Road,
Bramcote, Nottingham
NG9 3DH

£1,800,000 Freehold

Tucked away in a large and private plot with a backdrop of mature trees, this truly outstanding 7 bedroom detached house offers an exceptional living space in natural light complimented by quality fixtures and fittings throughout with spacious and versatile accommodation over three floors.

In brief, the stylish and contemporary interior boasts: A full height hallway with feature Velux and stair light, WC, cloakroom, impressive open plan kitchen diner and living space with utility and pantry off, lounge and a ground floor bedroom with en-suite.

Rising to the first floor is a fabulous master bedroom suite with en-suite, dressing area and private balcony, seating area and hot tub, a further en-suite bedroom, family bathroom and two more double bedrooms. Rising to the second floor are two further large bedrooms and a shower room.

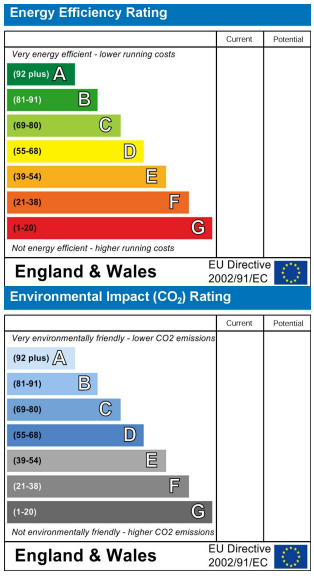
Outside, the property sits in a generous 1/3 of an acre plot, a large driveway to the front with double garage beyond and landscaped and private gardens to three sides.

Seldom do houses of this scale and quality come to the market therefore, viewing is considered absolutely essential to fully appreciate this once in a lifetime opportunity.

Specifications
* Private 60m² balcony with hot tub and seating area
* Contemporary rendered house with tier tiling and sedum green roof
* Aluminium bespoke windows and doors with double glazed K glass and lockable windows/doors to the highest standard
* Composite front entrance doors
* Large aluminium patio doors
* Landscaped front and rear gardens and lawns
* Stonemarket grey multi paths and patios around the dwellings
* Premier granite stone grey pavings for car standing areas
* Car standing for multiple parking
* Alutech double garage, electrically operated
* Pod point car charger
* Good sized sunny aspect gardens extending to 1/3 of an acre with mature tree backdrop
* Contemporary kitchens by Sheraton with a range of units, including quartz worktops, all Miele appliances: to include oven/hob, extractor, built in fridge and freezer, dishwasher, wine cooler, coffee machine, hot tap with filtered water, and large island as standard.
* Pantry fully fitted with a range of units and shelving
* Utility room in Sheraton to match main kitchen with a range of storage units and sink with matching quartz worktop to accommodate washing machine and dryer.
* Kitchen and hall floors tiled throughout
* Remaining areas carpeted throughout
* Hallway split level with vaulted ceilings and skylights
* Bespoke contemporary staircase
* Contemporary internal doors with quality chrome ironmongery
* Bathrooms to include large showers with contemporary screens all meticulously designed with tiled floors and half and full tiled bathrooms including vanity units and heated chrome towel rails and underfloor heating to all bathrooms
* Heating system: full gas central heating throughout fired by condensing boiler with pressurised water cylinder underfloor heating throughout the ground floors with zoned controls. Radiators to the first and second floors
* Electrics: High specification of electrical system to include downlights with LED lamps, sockets, general lighting, smoke and heat detectors, alarm systems, TV and internet distribution
throughout
* Openreach connections for internet
* Intruder alarm
* Media wall and feature fire in lounge
* LABC 10 year warranty
* Bringing very traditionally built dwellings with all the advantages of the energy efficient 21st century products

Key Features
• Innovative and individual modern architecture at it's best
• Built to exacting standards by Maltby Homes
• Plot 3 occupies a generous plot of 1/3 of an acre with the opportunity to acquire more garden land by separate negotiation
• Huge open plan diner and living space with feature roof lantern
• Impressive master suite with en-suite and walk in wardrobe
• Private 60m² balcony with hot tub and seating area
• Impressive open plan full height hallway with stair light and Velux window
• Quality fixtures and fittings throughout including Sheraton kitchens
• Exclusive and private development of three outstanding modern houses
• For further information or a viewing please contact Robert Ellis

Disclaimer
The computer generated images of the kitchen layout may differ from the final build and are for guidance only.



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.

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