

| 62 Beeston Fields Drive | Bramcote | Nottingham | NG9 3TD

**Robert Ellis**  
RESIDENTIAL



# | 62 Beeston Fields Drive | Bramcote | Nottingham | NG9 3TD

- Available with no chain and immediate vacant possession
- Large five bedroom detached house in prestigious location
- Rare opportunity with tremendous potential

## Entrance Hallway

Wooden entrance door leads to a generous hallway with part tiled and part wood flooring, radiator with decorative cover, meter cupboard and window to the side.

## Study/Office

13'2" x 12'4" (4.03m x 3.77m )

With fitted work station, two double glazed windows and radiator with cover.

## Guest Cloakroom

Fitted with a wash hand basin inset to vanity unit with mirror above and large cloak storage, with further door leading into the WC.

## Sitting Room

20'6" x 19'11" (decreasing to 16'4" (6.26m x 6.08m (decreasing to 4.99m)

Three double glazed windows, four radiators three of which have decorative covers and a feature wooden Adam-style decorative fire surround with marble hearth and French doors having westerly aspect and opening to the poolside.

## Feature Open Plan Lounge and Diner

30'2" x 23'2" (max overall measurements 9.22m x 7.08m (max overall measurements)

Twin double glazed patio doors leading to the decking, further picture window overlooking the garden, feature Velux windows and oval window, two radiators, inset speakers and spot lights, stairs leading to the first floor landing, useful under stair cupboard, hot air heating, fuel effect gas stove mounted on a flagstone hearth and opening to;

## Kitchen

With an extensive range of fitted wall and base units, granite work surfacing with tiled splashback, one and a half bowl sink and drainer unit with mixer tap, a range style cooker with gas hobs, electric ovens below and air filter above, plumbing for a dishwasher, fitted breakfast bar, feature inset glazed blocks within the wall, appliance space, double glazed window, inset ceiling spot lights and inset speakers.

## Side Hallway

With tiled flooring, radiator, double glazed doors leading to the side exterior, a fitted cloak cupboard, further airing cupboard with radiator and Baxi boiler, rear doors to garden, internal door to garage.

- Generous 153ft wide frontage to large plot of 0.58 acre (approx)
- Considerable development opportunity subject to planning
- Main bedroom with dressing area and ensuite bathroom

## WC

Fitted with a low level WC, wall mounted wash hand basin with tiled splash back.

## Second Kitchen/Utility

10'2" x 6'11" (3.1m x 2.11m )

Fitted with a range of wall and base units, work surfaces and tiled splashback, one and a half bowl sink with mixer tap, inset electric hob with air filter above, plumbing for a dishwasher, double glazed window, serving hatch to study, radiator and feature glazed blocks within the wall.

## Integral Garage

19'1" x 16'3" (5.84m x 4.96m )

With electric remote control up and over door to the front, a wall mounted Belfast style sink with taps, fitted cupboards and work surfacing, light and power.

## First Floor Landing

Stairs leading to a particularly generous first floor landing with inset ceiling spot lights, feature Velux windows and two radiators.

## Main Bedroom Suite

18'1" x 11'4" (5.53m x 3.47m )

Two double glazed windows, fitted wardrobes, inset ceiling spot lights and two radiators.

## Dressing Area

12'11" x 7'7" (3.94m x 2.32m )

Fitted wardrobes and shelves, wash hand basin inset to vanity unit, double glazed window, inset ceiling spot light.

## En-Suite

Fitted with a four piece suite comprising; bath with shower hand set, wall mounted wash hand basin with illuminated mirror above, shower cubicle with main control shower, fully tiled walls, tiled flooring, twin Velux windows, wall mounted heated towel rail, low level WC, bidet, radiator and extractor fan.

## Guest Bedroom Two

13'4" x 13'0" (4.08m x 3.97m )

Two double glazed windows, radiator and fitted wardrobes.

- Open plan large living/dining/Kitchen with 2nd kitchen/utility
- Beautifully maintained landscape gardens with ample car parking and double garage

## En-Suite

Fitted with low level WC, pedestal wash hand basin, shower cubicle with Mira shower over, part tiled walls, double glazed window, heated towel rail and extractor fan.

## Bedroom Three

15'0" x 11'4" (4.59m x 3.46m )

Double glazed window, radiator, fitted wardrobes, dressing table and side tables, en-suite door to main bathroom.

## Bathroom

Incorporating a low level WC, Jacuzzi style bath with shower over, wall mounted wash hand basin inset to vanity unit, airing cupboard, shaver point, double glazed window, part tiled walls and wall mounted heated towel rail.

## Bedroom Four

21'4" x 9'10" (plus recess (6.52m x 3.01 (plus recess)

Double glazed window, further feature oval window, fitted wardrobes, radiator, wall mounted electric heater, wash hand basin inset to vanity unit.

## Bedroom Five

18'1" x 7'1" (maximum overall measurements (5.53m x 2.16m (maximum overall measurements)

Double glazed window, radiator and fitted wardrobes.

## Separate WC

Fitted with a low level WC and tiled walls.

## Outside

The property benefits from a particularly wide frontage beyond which is a generous plot with well manicured and beautifully stocked gardens, various well stocked bed and borders, mature shrubs and trees and expansive lawn. The property also benefits from patios, decking area with outside tap and power point and two useful brick garden stores. The property has an outdoor swimming pool and decking , plant room and a summer house/changing area all of which have a south and west facing aspect. Potential purchasers should note that the swimming pool does require some refurbishment.

## Solar Panels

The property benefits from solar panels which are owned by the property, with no third party contract.



A fabulous opportunity to acquire a large and individual five bedroom detached house in this prestigious road, an arguably one of the most sought- after location within the Nottingham area.

Offering a particularly wide frontage of 153 ft with a large plot of 0.58 Acre (approx) beyond, this house is an excellent property in its current form with stylish open plan living areas but also offers considerable development potential subject to the necessary consent.

In brief the versatile and generous interior comprises; large entrance hall, study, guest cloakroom, sitting room, an impressive open plan lounge diner with kitchen off, side hallway, WC, second kitchen/utility and integral double garage. Rising to the first floor there is a spacious landing with feature Velux windows over the stairwell, main bedroom suite with dressing area, four further good sized bedrooms one of which has an en-suite and one has access to the main bathroom, separate WC.





Outside the property is positioned well within this glorious plot with mature and well manicured gardens to all sides, with lawns, well stocked beds and borders, mature shrubs and trees, a drive providing ample car standing with the garage beyond and a swimming pool that requires some refurbishment.

Considered a particularly rare opportunity with tremendous potential, this truly unique property can only be fully appreciated through viewing.



For more information or to arrange a viewing call **0115 922 0888**

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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	
78	84
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(82 plus) A	
(61-81) B	
(49-60) C	
(35-48) D	
(29-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC

Whilst every endeavour has been made to present a proper description of the property, these particulars do not in any way constitute either the whole, or any part, of an offer or contract. Any intending purchaser is advised to make their own independent enquiries and inspections.