



Thoresby Road,  
Bramcote, Nottingham  
NG9 3EN

**£500,000 Freehold**





An immaculately presented extended three-bedroom detached home offering contemporary style in abundance. Behind this attractive and traditional styled 1950's façade lies a three-bedroom detached house that has been expertly transformed and extended by the current vendor to create a beautifully crafted living space with an abundance of high quality fully fitted bespoke furniture and a particularly impressive open plan kitchen diner and living space to the rear with feature media wall.

In brief the appealing interior comprises; entrance hall with cloak storage, guest cloakroom, spacious living room, office and open plan kitchen diner and living space with feature Velux windows and patio doors, impressive separate laundry room and garage to the ground floor.

To the first floor are two generously sized double bedrooms, a further single bedroom where all bespoke bedroom furniture has been recently fitted by **\*CASTLE BEDROOMS LTD- NOTTINGHAM'S HIGHEST RATED FITTED BEDROOM SPECIALISTS\***. The family bathroom, newly installed consists of a four-piece contemporary bathroom suite.

Outside the property has a drive to the front providing ample car standing with the garage beyond and to the rear has a generous, private and enclosed garden with terrace patio and primarily lawned garden.

Occupying a sought-after and convenient residential location, well placed for excellent transport links, local shops, schools, parks and a range of other facilities.



### Entrance Porch

Entrance Porch with Composite double-glazed door, with inset bespoke cloaks storage.

### Entrance Hall

Spacious entrance hallway, with radiator and stairs off to the first-floor landing.

### Guest Cloakroom

Fitments in white comprising; low level WC, wash hand basin inset to vanity unit with tiled splashback, extractor and radiator.

### Sitting Room

10'11" x 16'0" (3.35m x 4.90m )

Sitting Room 10'11" x 16'0" (3.35m x 4.90m) UPVC double glazed bay window to the front, fitted tv/media unit, and inset fuel effect gas fire with beautiful contemporary lime stone surround and radiator.

### Open Plan Kitchen Diner and Living Area

Extensive open Plan Kitchen Diner and Living Area, which boasts an impressive 27'4" x 23'3" maximum overall measurement (8.34m x 7.10m maximum overall measurement ) With a plentiful range of high quality fitted wall and base units, quartz work surfacing with splashback and large breakfast bar, inset induction hob with extractor above, inset electric double oven and grill, single sink and drainer unit with mixer tap, integrated dishwasher, inset ceiling spotlights and feature ceiling remote LED strip lighting with various colour/operating functions running the full width of the kitchen, contemporary media wall with storage beneath, UPVC double glazed windows, patio doors to the rear garden, three feature Velux windows, two radiators, and also a plinth central heating heater in the breakfast bar seating area.

There is also a useful under stairs store/pantry with bespoke shelving which provides additional useful storage and UPVC double glazed window, there is also a side door to the exterior.

### Separate Laundry Room

8'3" x 7'4" (2.52m x 2.25m )

Fitted base units with work top surfacing and splashback, plumbing for a washing machine, and space for a tumble dryer, stainless steel sink and drainer unit with mixer tap, hanging rail and wall mounted heated towel rail.

### Office

12'1" x 8'2" (3.7m x 2.5m)

Custom made fitted desk and cupboards, radiator and inset ceiling spot lights.

### Garage

6'6"x 8'10" (2mx 2.7m)

Up and over door to the front, with lights and power and combi boiler.

### First Floor Landing

UPVC double glazed window to the side and loft hatch.

### Bedroom One

12'1" x 10'7" (3.69m x 3.24m )

UPVC double glazed window, radiator with an extensive range of fitted wardrobes, dressing table and bedside cabinets

### Bedroom Two

16'1" x 11'0" (4.91m x 3.37m )

UPVC double glazed window, radiator, with an extensive range of fitted wardrobes, vanity unit and bedside cabinets.

### Bedroom Three

7'10" x 7'5" (2.41m x 2.27m )

UPVC double glazed window, radiator, fitted wardrobes and bedside cabinet.

### Bathroom

8'7" x 7'2" maximum overall measurements (2.63m x 2.19m maximum overall measurements)

With modern fitments in white comprising; low level WC, pedestal wash basin, bath, separate large shower cubicle with mains control over head shower and further shower handset, fully tiled walls, tiled flooring, two wall mounted heated towel rails and UPVC double glazed window.

### Outside

Outside To the front the property has a drive providing ample car standing with the garage beyond and an established shrub border. Gated access leads alongside the property to the rear where there is a generous and mature enclosed garden. The garden comprises; terrace patio with outside tap and power point, lawned garden with mature shrubs and trees and a second patio.

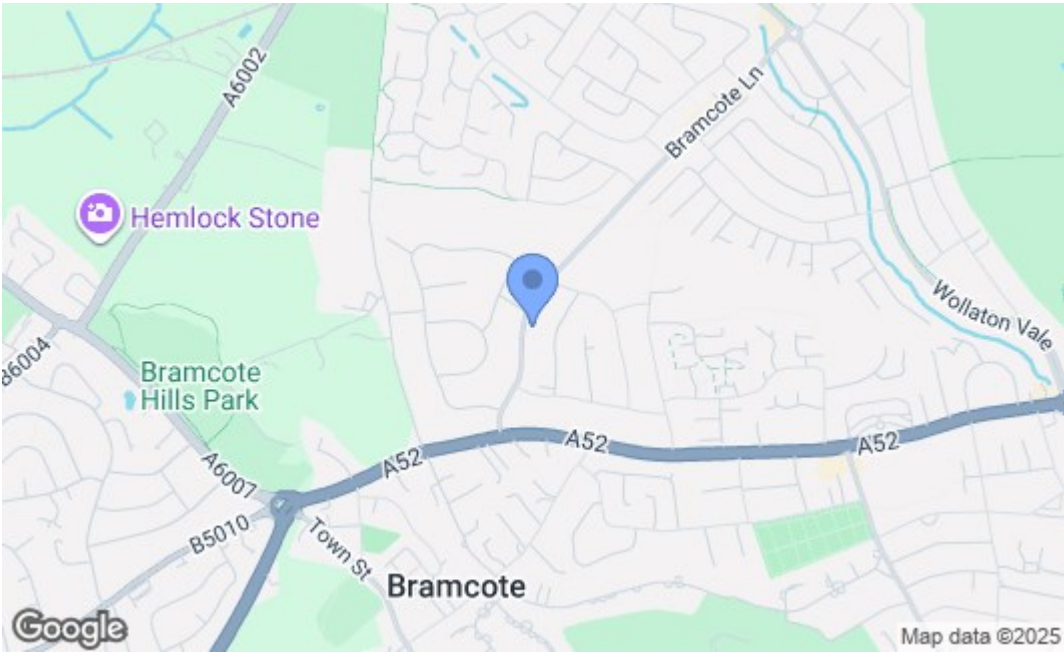
### Agents Note

\*Castle Bedrooms LTD, Nottingham, in accordance to google reviews is Nottingham's highest rated bedroom specialists.





Robert Ellis  
ESTATE AGENTS



| 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                                                       | 58      |                         |
| (21-38) F                                                       |         |                         |
| (1-20) G                                                        |         |                         |
| Not energy efficient - higher running costs                     |         |                         |
| 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 |         |                         |
| (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 <sub>2</sub> 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.