Robert Ellis

look no further. . .

Chilwell Lane,
Bramcote, Nottingham
NG9 3DU

£725,000 Freehold

A totally unique, stylish and substantial five/six bedroom detached house, with one bedroom annex.

This attractive mock Tudor 1930's detached house has been extended and transformed into a beautifully presented contemporary house: A stunning open plan kitchen diner, with feature roof lantern, loft conversion, oak flooring throughout, and a self contained one bedroom annex with separate entrance, this excellent house offers an extensive and versatile interior.

In brief, this well crafted living space, with an abundance of character and charm comprises: entrance hall, WC, sitting room, utility, open plan kitchen diner, lounge and self contained one bedroom annex to the ground; rising to the first floor there are five bedrooms, three of which have En-suites, and a family bathroom; and to the second floor is a further bedroom/reception space (which the current owner uses as a cinema room) with an adjacent large, separate, additional loft storage area.

Outside, the property occupies a generous and mature plot, with gated access to a large gravel drive, detached garage and well manicured gardens to both the side and rear with summer house, shed, lawn, patio and play area. The property also benefits from hard wired 'ring' cameras/doorbell and lights.

Having been immaculately maintained by the current vendor, this fabulous house would suit a variety of potential purchasers and is situated in an established and sought-after residential location, convenient for excellent transport links such as the A52 and NET tram, as well as being well placed for local schools, shops and a wide variety other facilities.

Composite entrance door with flanking window leads to hallway.

Entrance Hallway
Feature chequer board style tiled flooring, radiator, stairs leading to the first floor, under stairs cupboard and door leading to WC.

WC
Fitted with a low level WC, wall mounted wash hand basin and extractor fan.

Sitting Room
14'6" x 11'10" (4.43m x 3.62m)
Exposed and varnished floor boards, UPVC double glazed bay window to the front, further wood framed double glazed casement window to the side, radiator and a feature rustic brick style open fireplace with tiled hearth.

Kitchen Diner
21'8" x 12'1" (6.61m x 3.69m)
With an extensive range of fitted wall and base units, quartz work surfacing with splashback and tiles above, kitchen island with quartz work surfacing, breakfast bar and inset sink with mixer tap, a Stoves range style cooker with extractor above, radiator, rustic and exposed brickwork, feature roof lantern, two sets of French doors leading to the patio/rear garden, radiator and inset ceiling spot lights.

Utility
11'10" x 9'10" (3.61m x 3m)
With a range of fitted wall and base units, quartz work surfacing with splashback and tiled above, single sink and drainer unit with mixer tap and separate reverse osmosis water filtration system, inset electric hob with extractor above and electric oven below, space and plumbing for a dishwasher and washing machine, dryer space and radiator.

Lounge
12'11" x 12'0" (3.94m x 3.66m)
Wood framed double glazed casement window, wood fuel burner mounted on a tiled hearth with rustic exposed brick chimney breast.

First Floor Landing
One UPVC double glazed window and one Wood framed double glazed sash window, two radiators, stairs leading to second floor landing and storage cupboard.

Bedroom One
16'10" x 12'3" (5.15m x 3.75m)
Two wood framed double glazed sash windows and radiator.

En-suite
9'0" x 5'8" (2.75m x 1.73m)
Recently fully refitted and refurbished. Fitted with a low level WC, wall mounted wash hand basin with luminated mirror above with shaver point, radiator with fitted towel rail, shower cubicle with mains control overhead shower, further shower handset, extractor, fully tiled walls and tiled flooring, wood framed double glazed sash window.

Nursery/Bedroom
11'1" x 5'10" (3.38m x 1.79m)
Wood frames double glazed sash window and radiator.

Family Bathroom
11'4" x 6'4" (3.46m x 1.94m)
Recently fully refitted and refurbished. Fitted with a low level WC, wall mounted wash hand basin with mirror above, freestanding bath with shower handset and mixer tap, shower cubicle with over head shower, radiator with fitted towel rail, extractor fan, vaulted ceiling with chandelier lighting fixture, fully tiled walls and tiled flooring, and two wood framed double glazed sash windows.

Bedroom Two
14'9" x 11'10" (including en-suite (4.50m x 3.61m (including en-suite)
UPVC double glazed bay window, radiator, fitted wardrobes and dressing table.

En-suite
Recently fully refitted and refurbished. With modern fittings in white comprising; low level WC, wall mounted wash hand basin with mirror fronted cabinet above, shower cubicle with mains control shower, extractor fan, tiled flooring and fully tiled walls.

Bedroom Three
12'9" x 11'9" (including en-suite (3.89m x 3.60m (including en-suite)
Two wood framed double glazed sash windows, radiator, fitted wardrobes and dressing table.

En-suite
Recently fully refitted and refurbished. Fitted with a low level WC, wall mounted wash hand basin with mirror fronted cabinet, shower cubicle with Bristan Electric Shower, wall mounted heated towel, extractor fan, tiled flooring and fully tiled walls.

Bedroom Four
17'8" x 8'7" (increasing to 7'5" (5.4m x 2.63m (increasing to 2.28m)
Wood framed double glazed sash window, radiator, fitted wardrobe and dressing table.

Second Floor Landing
Stairs rising from first floor

Bedroom Six/Reception Area
20'6" x 13'5" (with slight limited head height (6.27m x 4.11m (with slight limited head height)
Four Top-opening Velux windows and a further full length Cabrio Balcony Velux window, spot lights to ceiling, a recess housing a Super King bed with separate wall lighting.

Annex

Living Area/Utility
24'4" x 7'4" (decreasing to 5'10" (7.43m x 2.25m (decreasing to 1.78m)
Fitted wall and base units, granite work surfacing with tiled splashback, single sink and drainer unit with mixer tap and separate reverse osmosis water filtration system, plumbing for washing machine, radiator, double glazed French doors leading to the rear garden, drawers and cupboard housing the combi-boiler.

Kitchen Diner
18'3" x 11'4" (5.58m x 3.47m)
With an extensive range of fitted wall and base units, granite work surfacing with splashback, a range style cooker with extractor above, plumbing for a dishwasher and washing machine, space for dryer, two UPVC double glazed windows, radiator and patio door leading to the front drive (i.e. separate annex entrance/exit).

Shower Room
5'10" x 5'4" (1.80m x 1.65m)
Fitted with a low level WC, pedestal wash hand basin, mirror fronted cabinet above, shower cubicle with mains control shower, radiator with fitted towel rail, extractor fan, wood framed double glazed sash window and part tiled walls.

Bedroom
16'8" x 8'11" (5.1m x 2.72m)
Double glazed French doors leading to the rear garden/patio, radiator and built in wardrobes to the side.

Outside
To the front, the property is well screened from the road by a large hedge, and is approached by a main double gate, and side pedestrian gate, leading to the gravel drive, with outside tap, and providing ample car parking (6-9 cars), with the detached garage beyond. Gated access leads along the side of the property where there is an extensive private lawned area, and to the rear, the property has a brand new patio with outside tap and electricity supply, primarily lawned garden, Summer house, play area with rubber flooring, mature trees and a shed.

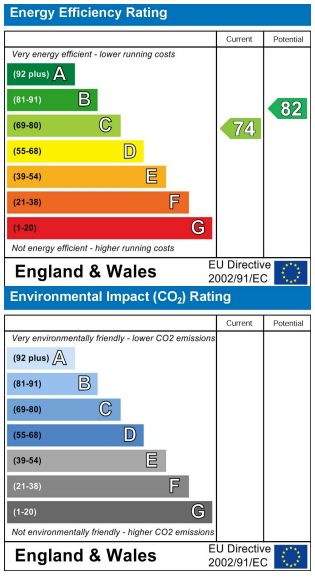
Material Information:
Freehold
Property Construction: Brick
Water Supply: Mains
Sewerage: Mains
Heating: Mains Gas
Solar Panels: No
Building Safety: No Obvious Risk
Restrictions: None
Rights and Easements: None
Planning Permissions/Building Regulations: Obtained for loft conversion.
Accessibility/Adaptions: None
Has the Property Flooded?: No

Disclaimer:
These details and Key facts 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. Full material information is available in hard copy upon request.

Robert Ellis
ESTATE AGENTS

Approx 257 sq meters

please contact Robert Ellis if you require more information



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