

| 6 Grangelea Gardens | Bramcote | Nottingham | NG9 3HR

**Robert Ellis**  
RESIDENTIAL



## Features

- Architect Designed Four Bedroom Detached House
- Four Large Double Bedrooms Two of which have En-Suites
- Swimming Pool with Hot Tub and Changing Room
- Available to the Market for the First Time Since its Construction on 2000
- Situated in a Small and Exclusive Cul-De-Sac
- Mature and Well Manicured Gardens to both Front and Rear
- Offers Extensive and Well Appointed Accommodation Over Three Floors
- Ideally Placed for Easy Access to the Centre of Beeston, Nottingham, A52 and M1
- Will Appeal to a Variety of Potential Purchasers
- Convenient for the The Queens Medical Centre and The University of Nottingham

### Entrance Porch

UPVC double glazed entrance door, tiled flooring, UPVC double glazed window and second UPVC double glazed door to entrance hall.

### Entrance Hall

19'4" x 14'4" maximum overall measurements (5.91m x 4.39m maximum overall measurements)  
Two UPVC double glazed windows, two radiators, wooden flooring, two under stair cupboards and a feature staircase leading to the first floor.

### Guest Cloakroom

Fitted with a low level WC, wall mounted wash hand basin inset to vanity unit, part tiles walls, extractor fan and radiator.

### Lounge

28'11" x 14'3" (8.82m x 4.35m)  
Four UPVC double glazed windows, three radiators, UPVC double glazed patio doors leading to the conservatory, a fuel effect gas fire with feature stone Adam-style surround hearth.

### Conservatory

14'9" x 13'3" (4.51m x 4.06m)  
UPVC double glazed windows, patio doors leading to the rear garden, radiator and ceiling fan.

### Dining Room

14'3" x 11'0" (4.36m x 3.36m)  
UPVC double glazed patio doors leading to the rear garden and two radiators.

### Kitchen Diner

19'4" x 14'3" (5.91m x 4.36m)  
With an extensive range of fitted wall and base units, Corian work surfacing with tiles splashback, single sink and drainer unit with mixer tap, inset induction hob with extractor above, inset electric oven and grill, integrated dishwasher, plinth heaters, tiled flooring and UPVC double glazed window.

### Sitting Room

14'3" x 11'1" (4.35m x 3.38m)  
Two UPVC double glazed windows, radiator, fuel effect gas fire with granite style hearth and surround and Adam-style mantle.

A substantial and individual exclusive four bedroom detached house with a swimming pool in an extremely desirable cul-de-sac location.

### Utility

11'6" x 10'1" (3.52m x 3.08m)  
Fitted wall and base units, work surfacing with tiled splashback, single sink and drainer with mixer tap, plumbing for a washing machine, space for a dryer, Velux window, extractor fan, radiator, tiled flooring and stairs down to the garage and UPVC double glazed door.

### Double Garage

18'5" x 17'9" (5.62m x 5.42m)  
Twin up and over remote controlled electric doors, light and power, two Worcester boilers and recess storage area.

### Swimming Pool

34'6" x 31'6" reducing to 19'3" (10.53m x 9.62m reducing to 5.88m)  
UPVC double glazed windows, two patio doors leading to the rear garden, three Velux windows and a hot tub.

### Changing Room

7'2" x 5'2" (2.2m x 1.58m)  
Fully tiled walls, tiled flooring, radiator and wall mounted mirror.

### Shower Room

With a three piece suite comprising; low level WC, wash hand basin inset to vanity unit, shower cubicle with Mira shower, fully tiled walls, tiled flooring, radiator and extractor fan.

### Plant Room

10'11" x 6'10" (3.34m x 2.10m)  
Housing all the pool plant machinery.

### Galleried Landing

16'10" x 14'5" (5.14m x 4.40m)  
Feature round window, two further UPVC double glazed windows, loft hatch and cupboard housing the hot water cylinder.

### Bedroom One

16'8" x 14'3" (5.10m x 4.35m)  
Two UPVC double glazed windows, radiator, fitted wardrobes, drawers and dressing table.

### En-Suite

10'11" x 6'10" (3.34m x 2.10m)  
With a four piece suite comprising: wash hand basin and low level WC inset to vanity unit with shaver point, bath, double shower cubicle with mains control shower over, fully tiled walls, tiled flooring, radiator, wall mounted heated towel rail, extractor fan and UPVC double glazed window.

### Bedroom Two (Games Room)

17'2" x 14'4" plus large door recess (5.24m x 4.38m plus large door recess)  
Two UPVC double glazed windows and radiator.

### En-suite

Suite comprising; low level WC, pedestal wash hand basin, shaver point, shower cubicle with Mira shower over, fully tiled walls, tiled flooring, radiator, extractor fan and UPVC double glazed window.

### Bedroom Three

14'4" x 11'7" (4.37m x 3.55m)  
Two UPVC double glazed windows, radiator, fitted wardrobes and bedside tables.

### Bedroom Four (currently being used as an office)

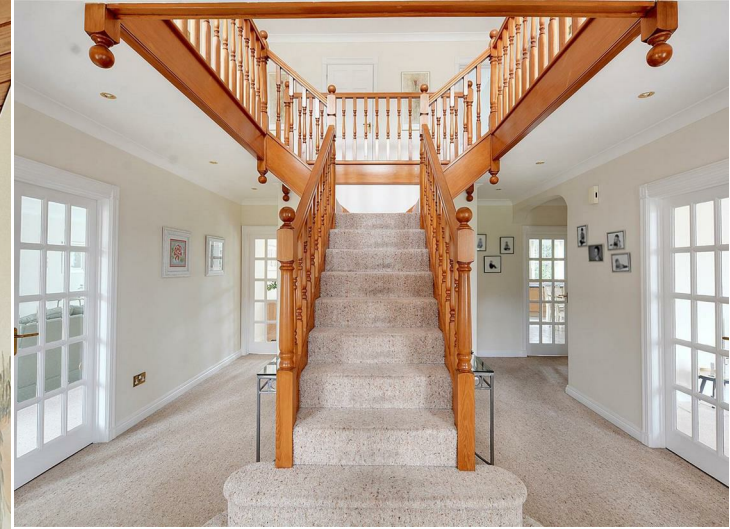
14'3" x 11'1" (4.36m x 3.39m)  
Two UPVC double glazed windows, radiator, fitted desk and cupboard.

### Family Bathroom

A four piece bathroom suite comprising; low level WC, wash hand basin inset to vanity unit with shaver point, bath with shower handset, shower cubicle with Mira shower over, tiled walls, tiled flooring, radiator, wall mounted heated towel rail, extractor fan and UPVC double glazed window.

### Outside

The property occupies a generous and mature plot with a drive providing ample car standing to the front with the double garage beyond and a landscaped front garden with stocked beds and borders a path to the front door, gravelled area and gated access on either side of the property. To the rear the property has an enclosed and private garden with decking, patio, lawn, various well stocked beds and borders and a mature area of trees affording a great degree of privacy.



An impressive and individual architect designed Neo-Georgian style four bedroom detached house with a swimming pool.

Available to the market for the first time since its construction in 2000, this stunning home offers a beautifully crafted and versatile living space arranged over three floors, that would suit a wide range of potential purchaser.

In brief the well appointed and maintained interior comprises; entrance porch, a substantial entrance hall with galleried landing, guest cloakroom, lounge, conservatory, dining room, breakfast kitchen, sitting room and utility, below is a double garage, swimming pool, changing room, shower room and plant room and to the first floor is an impressive galleried landing, four very generous double bedrooms, two of which have a en-suite and a family bathroom.

Outside the property sits in a substantial plot with a drive to the front providing car standing with the garage beyond and a landscaped front garden. To the rear the property has a particularly private and mature garden, with decking, patio and mature shrubs and trees.

Occupying an enviable position within a small and exclusive cul-de-sac and readily accessible for the centres of both Beeston and Nottingham the A52 and M1 and The Queens Medical Centre and The University of Nottingham.

A rare opportunity that can only be truly appreciated through viewing.

An Impressive and Individual Architect Designed Neo-Georgian Style Four Bedroom Detached House with a Swimming Pool.



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

[www.robortellis.co.uk](http://www.robortellis.co.uk)



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ESTATE AGENTS



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>England &amp; Wales</b>	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) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>England &amp; Wales</b>	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.