



3 Hill Farm Court, Common Lane,  
Bramcote, Nottingham  
NG9 3NT

**£675,000 Freehold**



An attractive four bedroom barn conversion with a wealth of character and charm and far reaching scenic views.

Considerately converted throughout and retaining many original features including exposed beams and vaulted ceilings along with the tasteful infusion of contemporary design, this particularly impressive property, enjoying a peaceful and rural location whilst being readily accessible for a variety of local shops and amenities including schools, healthcare facilities and excellent transport links, is considered an ideal opportunity for a variety of potential purchasers including growing families.

In brief the stylish internal accommodation comprises: entrance hall, open plan kitchen diner, lounge, utility room, reception room/bedroom, family bathroom, study and two further bedrooms one with en-suite to the ground floor then rising to the first floor is the main bedroom suite.

Outside the property is approached by a generous paved driveway providing ample car standing, along with a well maintained garden with feature summer house, and to the rear there is a private and enclosed courtyard.

Offered to the market with the benefit of no upward chain and a versatile contemporary living space, this great property is a rare opportunity and well worthy of an early internal viewing in order to be fully appreciated.



### Entrance Hall

Entrance door with flanking windows leads to the hallway with slate tiled flooring, stairs leading to the first floor and door leading into the open plan kitchen diner.

### Kitchen Diner

20'0" x 16'4" (6.12m x 4.98m )

Fitted with a modern range of wall mounted, base and drawers units, granite work surfacing, one and half bowl ceramic sink and drainer unit with chrome flexi-spray tap, feature stainless steel Rangemaster cooker with air filter above, useful appliance space, breakfast bar, complementary tiling to walls, slate tiled flooring with under floor heating, vaulted ceilings, Velux window and west facing double glazed window with scenic sunset views.

### Lounge

20'11" x 13'5" (6.4m x 4.09m )

A generous reception room with feature wood burning stove with brick surround and timber mantle, engineered wood flooring with underfloor heating, vaulted ceiling, double glazed window to the side and double glazed wooden doors leading onto the entrance courtyard.

### Reception/Bedroom

18'2" x 12'0" (5.54m x 3.68m)

A versatile room with engineered wood flooring with underfloor heating and double glazed window to the rear.

### Utility Room

7'4" x 6'5" (2.26m x 1.98m )

With a range of mounted wall and base units, rolled edged work surfacing, stainless steel sink and drainer unit, space and plumbing for washing machine and tumble dryer, slate tiled flooring with underfloor heating and spot lights to ceiling.

### Inner Hall

Engineered wooden flooring, access to boiler room, Velux window and spot lights to ceiling.

### Family Bathroom

Incorporating a luxury four piece suite comprising; bath with hot and cold taps, fully tiled shower cubicle with mains powered shower, wall mounted wash hand basin, low level WC, tiled flooring with underfloor heating and spot lights to ceiling.

### Study

8'9" x 7'4" (2.69m x 2.26m )

Engineered wood flooring with underfloor heating and wooden double glazed door leading into rear courtyard.

### Bedroom

10'7" x 8'3" (3.25m x 2.54m )

A carpeted room with underfloor heating, vaulted ceiling, built in storage cupboard, eaves/mezzanine storage and two double glazed windows overlooking the rear courtyard.

### Bedroom

12'7" x 12'4" (3.86m x 3.76m )

A carpeted room with underfloor heating, vaulted ceiling, useful storage cupboard, double glazed window to the side and door leading into the en-suite.

### En-Suite

Fitted with a three piece suite comprising; corner shower with mains powered shower, pedestal wash hand basin, shaver point, low level WC, slate tiled flooring with underfloor heating and obscure double glazed window to the side.

### First Floor Landing

Stairs rising from the ground floor and door leading into the main bedroom suite.

### Main Bedroom Suite

24'0" x 17'10" (7.34m x 5.46m )

An impressive main bedroom suite with carpet flooring, fitted wardrobes and dressing area, radiator, door leading into the en-suite, feature Velux windows with far reaching sunset views across the fields.

### En-Suite

Incorporating a three piece suite comprising, fully tiled corner shower with mains powered shower, wall mounted wash hand basin with illuminating mirror above, shaver point, low level WC, wall mounted heated towel rail, tiled flooring and Velux window to the rear.

### Outside

Occupying a corner plot accessed by a timber electric gate, the front of the property is approached by a generous paved driveway providing ample off road car parking with a gated fence boundary leading to the entrance courtyard area with garden shed. Side steps lead to the well maintained garden which is mainly laid to lawn and features well stocked flower beds and borders and a versatile summer house with power. Tucked away at the rear of the property is a quaint private and enclosed rear paved patio courtyard with walled boundaries.





**Robert Ellis**  
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			72
(55-68) D		48	
(39-54) E			
(21-38) F			
(1-20) G			
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			
(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			
<b>England &amp; Wales</b>		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.