Robert Ellis

look no further. . .

Claremont Avenue,
Bramcote, Nottingham
NG9 3DG

£1,250,000 Freehold

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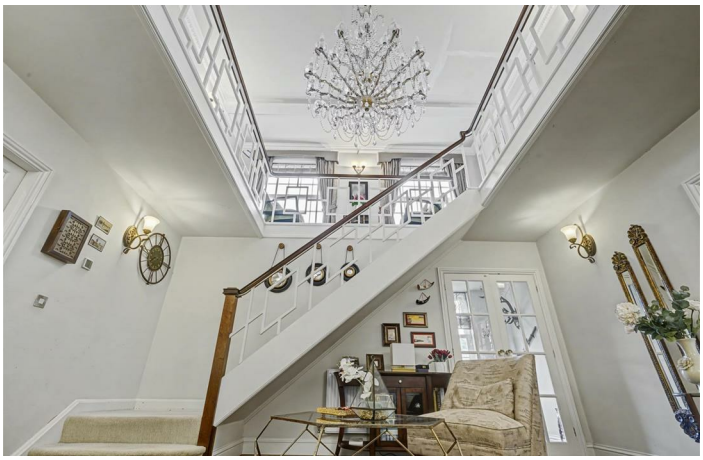
An elegant Georgian style five-bedroom detached house, enjoying a generous corner plot with a double garage.

Located in this sought-after and convenient residential location this beautiful property is readily accessible for a variety of local shops and amenities including schools, the Queens Medical Centre, and excellent transport links such as the A52 and M1 for journeys further afield.

In brief the internal accommodation comprises: entrance hall, a spacious entertaining area with a galleried first floor, a sitting room, lounge diner, kitchen breakfast room, utility/second kitchen, WC and integral double garage to the ground floor, and to the first floor you will find the master bedroom with en-suite and dressing room, a second double bedroom with en-suite & balcony, a further three good sized bedrooms and a family bathroom.

Outside the property is situated on a generous corner plot with well-maintained lawned garden to the front, with mature trees, footpath leading to the front door, to the side there is a large blocked paved driveway, offering ample car standing. To the rear you will find a spacious patio arear overlooking the lawn beyond with a beautiful Magnolia tree.

This Georgian style house offers a rare blend of classic design, modern lifestyle and a generous living space and is considered a fantastic opportunity to own a home with enduring character.



Entrance Hall
With double entrance doors, UPVC double glazed sash-window to the front, hardwood flooring, a large cloak/boot room, and double doors to the entertaining area.

Entertaining Area
15'11" x 15'1" (4.86m x 4.6m)
An impressive entertaining area with galleried first floor and atrium over, hardwood flooring, three radiators, stairs to the first floor, French doors to the lounge diner, inner hallway and sitting room.

Sitting Room
22'6" x 15'0" (6.88m x 4.58m)
With hardwood flooring, two UPVC double glazed sash windows to the front and two UPVC double glazed sash windows to the side, inset real wood burning fire, four radiators and UPVC double glazed French windows with flanking windows to the rear.

Lounge Diner
21'9" x 14'5" (6.65m x 4.41m)
With hardwood flooring, two UPVC double glazed sash windows to the front, two UPVC double glazed sash windows to the side, three-radiators, a feature tiled wall; perfect for mounting a TV, opening into inner hallway, kitchen and a door to the side entrance hall.

Entrance Hall
Entrance door to the driveway and UPVC double glazed window to the side.

Inner Hallway
A perfect bar area, fitted cabinet, French doors to the kitchen and door to the WC.

Downstairs WC
A luxury Versace bathroom comprising: WC, large inset wash-hand basin, tiled floor and splashbacks, UPVC double glazed window to the rear and a contemporary radiator.

Kitchen Breakfast Room
A Porcelanosa kitchen with a range of modern wall, base and drawer units, work surfaces, underfloor heating throughout, one and half bowl sink with mixer tap, integrated Siemans electric oven, steam oven and microwave with two warming drawers, integrated induction hob and two burner gas hob with extractor fan over, tiled flooring, stone effect split face tiles, integrated fridge fridge freezer, integrated dishwasher, large kitchen island with breakfast bar, three contemporary radiators, double glazed aluminium bi-fold doors to the rear patio, and a door to the utility room.

Utility Room/Second Kitchen
11'8" x 4'8" (3.58m x 1.43m)
Fitted with a range of wall and base units, work surfaces, sink with drainer unit and mixer tap, integrated four burner gas hob with extractor over, tiled flooring and splashbacks, plumbing for a washing machine, tumble dryer and dishwasher, radiator, and UPVC double glazed window to the side and a door to the double garage.

Garage
18'3" x 15'2" (5.58m x 4.63m)
With an up and over electric garage door, light and power, pedestrian door to the rear and a Vaillant condensing boiler with hot water cylinder.

Landing
18'7" x 15'10" (5.67m x 4.84m)
A large atrium style landing, two UPVC double glazed sash windows to the front, three radiators, loft hatch, door to the bathroom and five bedrooms.

Bedroom One
22'3" reducing to 11'8" x 17'3" reducing to 10'2" (6.8m reducing to 3.58m x 5.27m reducing to 3.12m)
A carpeted double bedroom with three radiators, fitted wardrobes, UPVC double glazed sash windows to the front, UPVC double glazed bi-fold doors to the rear balcony and a door to the en-suite.

En-Suite
Incorporating a Porcelanosa three-piece suite comprising walk-in shower, wash-hand basin inset to vanity unit, WC, tiled flooring and walls, under floor heating, radiator, UPVC double glazed window to side, spotlights, extractor fan and a wall mounted vanity cupboard.

Bedroom Two
14'11" x 11'8" (4.55m x 3.57m)
A carpeted double bedroom with fitted wardrobes and drawers, contemporary radiator, UPVC double glazed French doors to the rear balcony and door to the en-suite.

En-Suite
Incorporating a Porcelanosa three-piece suite comprising walk-in shower, wash-hand basin inset to vanity unit, WC, tiled flooring and walls, under floor heating, wall-mounted heated towel rail, UPVC double glazed window to the rear, spotlights and extractor fan.

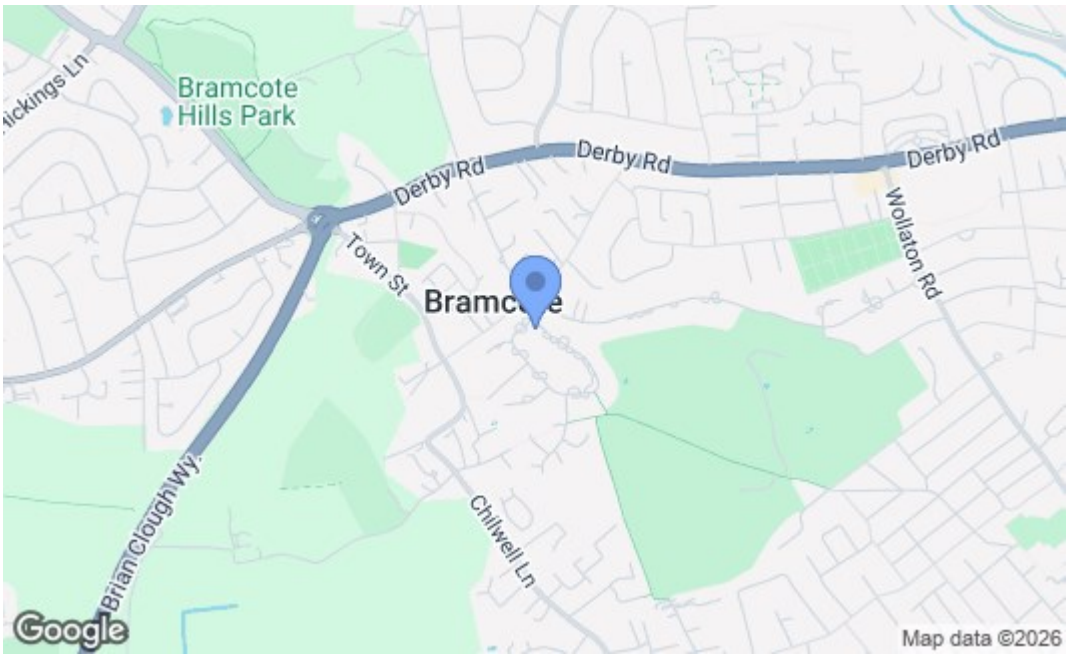
Bedroom Three
15'1" x 10'0" (4.61m x 3.07m)
A carpeted double bedroom with fitted wardrobes, two radiators and two UPVC double glazed sash windows to the front.

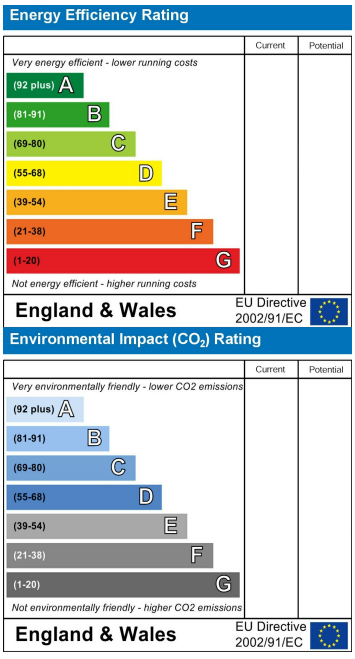
Bedroom Four
14'7" x 9'10" (4.46m x 3.01m)
A carpeted bedroom fitted wardrobes, two UPVC double glazed sash windows to the front and two radiators.

Bedroom Five
11'4" x 9'2" (3.47m x 2.81m)
A carpeted bedroom with UPVC double glazed sash window to the side and radiator.

Bathroom
Incorporating a Porcelanosa four-piece suite comprising: a jacuzzi bath with in-built radio, large walk-in shower, wash-hand basin inset to vanity unit, WC, tiled flooring and walls, heated towel rail, underfloor heating, spotlights, extractor fan, UPVC double glazed window to the rear and a vanity cupboard inset to wall.

Outside
Outside the property is situated on a generous corner plot with well-maintained lawned garden to the front, with mature trees, footpath leading to the front door, to the side there is a large blocked paved driveway with off road parking for five cars. To the rear you will find a spacious patio arear overlooking the lawn beyond with a beautiful Magnolia tree.





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.