



Bridle Road,  
Bramcote, Nottingham  
NG9 3DH

**£1,600,000**





The Willows is a fine example of contemporary architecture finished to exacting standards throughout.

Meticulously designed and laid out to maximize privacy whilst offering views of the mature setting these exclusive and substantial homes have wonderful accommodation arranged over 3 floors with large open plan kitchen and living spaces, generous bedrooms some of which have private balconies and a stunning feature entrance halls.

Situated in generous landscaped gardens with ample car standing and garaging and being tucked away in a particularly private and desirable location off Bridle Road, these large and impressive homes are a once in a lifetime opportunity.

Seldom do properties of this style and quality come to the market. If you would like to arrange a viewing or require any information on these 3 fabulous properties please contact Robert Ellis.



## Specifications

- \* 2 large balconies, one of which has a walkway to the upper gardens
- \* Contemporary rendered house with tier tiling
- \* Aluminium bespoke windows and doors with double glazed K glass and lockable windows/doors to the highest standard
- \* Large walk in wardrobe in the Master bedroom
- \* Composite front entrance doors
- \* Large aluminium patio doors
- \* Landscaped front and rear gardens and lawns
- \* Stonemarket grey multi paths and patios around the dwellings
- \* Premier granite stone grey pavings for car standing areas
- \* Car standing for multiple parking
- \* Electric Alutech twin garage doors
- \* Pod point car charger
- \* Good sized South facing sunny aspect gardens with mature tree backdrop
- \* Contemporary kitchens by Sheraton with a range of units, including quartz worktops, all Miele appliances: to include oven/hob, extractor, built in fridge and freezer, dishwasher, wine cooler, coffee machine, hot tap with filtered water, and large island as standard.
- \* Large utility room in Sheraton to match main kitchen with a range of storage units and sink with matching quartz worktop to accommodate washing machine and dryer.
- \* Kitchen and hall floors tiled throughout
- \* Remaining areas carpeted throughout
- \* Hallway split level with vaulted ceilings and skylights
- \* Bespoke contemporary staircase
- \* Contemporary internal doors with quality chrome ironmongery
- \* Bathrooms to include large showers with contemporary screens all meticulously designed with tiled floors and half and full tiled bathrooms including vanity units and heated chrome towel rails and underfloor heating to all bathrooms
- \* Heating system: full gas central heating throughout fired by condensing boiler with pressurised water cylinder underfloor heating throughout the ground floors with zoned controls.
- \* Radiators to the first and second floors
- \* Electrics: High specification of electrical system to include, downlights with LED lamps, sockets, general lighting, smoke and heat detectors, alarm systems, TV and internet

distribution  
throughout

- \* Openreach connections for internet
- \* Intruder alarm
- \* Media wall and feature fire in lounge
- \* LABC 10 year warranty
- \* Bringing very traditionally built dwellings with all the advantages of the energy efficient 21st century products

## Key Features

- 6 bedrooms
- 2 large balconies
- Feature landing
- Vaulted ceilings
- Bi-fold doors onto balcony
- Bi-fold doors onto patio area
- 3 en-suites
- Dressing room
- Family bathroom
- Open plan living
- Bespoke kitchens by Sheraton
- High quality bathrooms
- Underfloor heating
- Rooflights
- Double garage
- Parking for several vehicles
- Car charge points
- Landscaped gardens
- Set within mature trees
- Utility room
- 10 year LABC Warranty

## Disclaimer

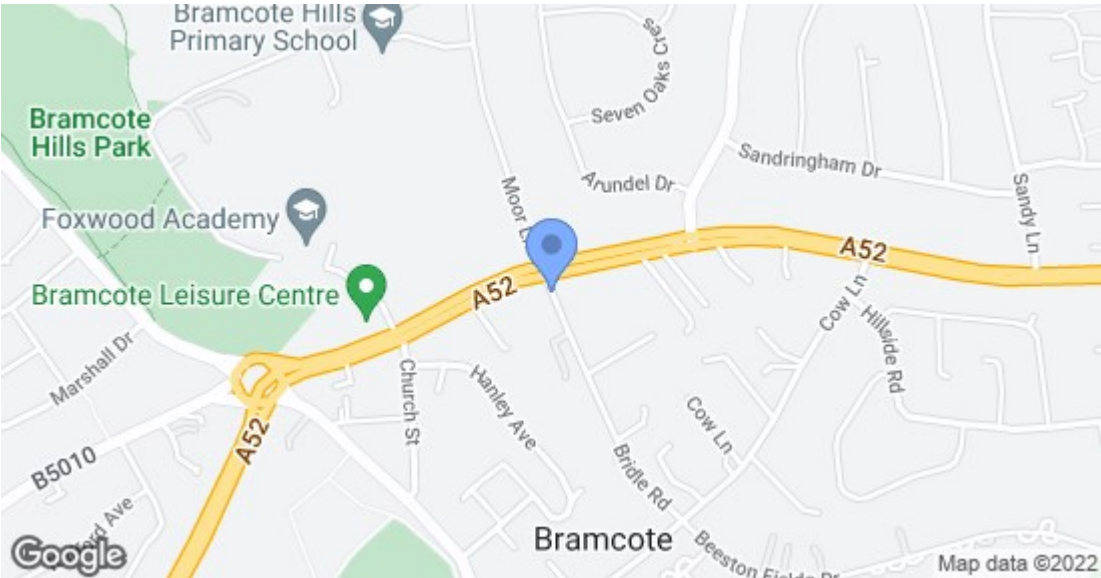
The computer generated images of the kitchen layout may differ from the final build and are for guidance only.

Plot 2 - The willows has an internal area of 534 square meters including 74 square meters of balcony and a plot size of approximately 1/4 of an acre .





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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		
(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		
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