



Bridle Road,  
Bramcote, Nottingham  
NG9 3DH

**£1,800,000 Freehold**



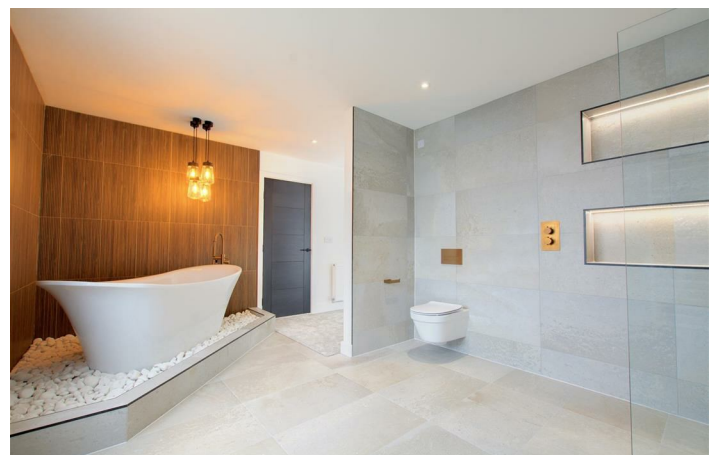
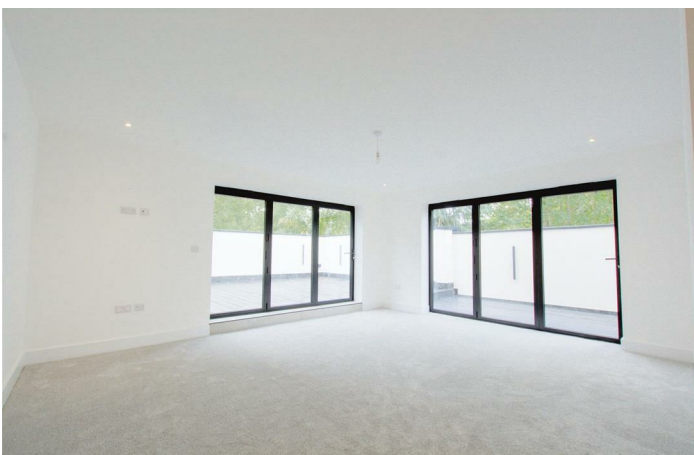
Tucked away in a large and private plot with a backdrop of mature trees, this truly outstanding 7 bedroom detached house offers an exceptional living space in natural light complimented by quality fixtures and fittings throughout with spacious and versatile accommodation over three floors.

In brief, the stylish and contemporary interior boasts: A full height hallway with feature Velux and stair light, WC, cloakroom, impressive open plan kitchen diner and living space with utility and pantry off, lounge and a ground floor bedroom with en-suite.

Rising to the first floor is a fabulous master bedroom suite with en-suite, dressing area and private balcony, seating area and hot tub, a further en-suite bedroom, family bathroom and two more double bedrooms. Rising to the second floor are two further large bedrooms and a shower room.

Outside, the property sits in a generous 1/3 of an acre plot, a large driveway to the front with double garage beyond and landscaped and private gardens to three sides.

Seldom do houses of this scale and quality come to the market therefore, viewing is considered absolutely essential to fully appreciate this once in a lifetime opportunity.



Aluminium door with flanking window leads to a most impressive open plan full height hallway with feature Velux windows and chandelier lighting, ceramic tiled flooring, double glazed aluminium window, useful understairs storage cupboard.

NB. Potential purchasers should note that the entirety of the ground floor has under floor heating serviced from the gas boiler.

**Bedroom/Study**  
12'6" x 11'4" approx (3.82m x 3.47m approx)  
Double glazed aluminium window.

**En-Suite**  
Quality fitments by Villeroy Boch comprising w.c., wash hand basin inset to vanity unit with illuminating de-misting mirror above, shower cubicle with mains control overhead shower and further shower hand set, tiled flooring, fully tiled walls, wall mounted heated towel rail, extractor fan, inset ceiling spotlight.

**w.c.**  
Low flush w.c., wash hand basin inset to vanity unit with tiled splashback, tiled flooring, extractor fan, aluminium double glazed window, inset ceiling spotlights.

## Open Plan Kitchen Diner and Living Area

**Kitchen**  
26'3" x 10'9" approx (8.01m x 3.28m approx)  
With a quality Sheraton fitted kitchen with extensive wall and base units, a Dekton feature island with induction hob and in-built downward extractor, further Dekton work surfacing with splashback and 1½ bowl sink with mixer tap, integrated Fisher Paykoven, microwave, two plate warmers and coffee matching, integrated fridge, freezer and dishwasher, inset ceiling spotlight, ceramic tiled flooring, aluminium double glazed window and large walk-in pantry.

**Living/Dining Area**  
48'0" x 18'5" approx overall (14.64m x 5.63m approx overall)  
Three aluminium double glazed patio doors, further aluminium double glazed feature picture window, roof lantern, inset ceiling spotlights, ceramic tiled flooring.

**Utility/Boot Room**  
32'5" x 8'2" max overall (9.89m x 2.49m max overall)  
With a good range of fitted wall and base units, quartz work surfacing with splashbacks, single sink and drainer with mixer tap, ceramic tiled flooring, inset ceiling spotlights, patio doors to the rear and plant room housing the pressurised water cylinder and controls for the CCTV.

**Sitting Room**  
20'1" x 13'6" approx (6.14m x 4.14m approx)  
Double glazed aluminium patio doors to the garden and a feature media wall with inset flame effect electric fire.

**First Floor Landing**  
With two aluminium double glazed windows and stairs to the second floor.

**Master Bedroom**  
25'9" x 16'9" including en-suite (7.85m x 5.13m including en-suite)  
Radiator, twin feature aluminium double glazed patio doors leading to the large and private balcony with inset lighting, power points and feature glazed balustrade.

**Bathroom**  
Quality fitments by Villeroy Boch with an impressive free standing bath set upon white pebbles, a mixer tap and shower hand set, twin wall mounted wash hand basins with illuminating de-misting mirror, shower screen with mains control overhead shower and further shower hand set, wall mounted heated towel rail, aluminium double glazed window, inset ceiling spotlights, extractor fan and tiled flooring with under floor heating.

**Laundry**  
9'5" x 8'7" max overall (2.89m x 2.62m max overall)  
Fitted wall and base units, quartz work surfacing with splashback, single sink and drainer with mixer tap, plumbing for a washing machine, tiled flooring with under floor heating and drain, inset ceiling spotlights and extractor fan.

**Bedroom**  
10'9" x 8'10" approx (3.28m x 2.71m approx)  
Aluminium double glazed window and radiator.

**Bathroom**  
10'11" x 10'7" approx (3.34m x 3.24m approx)  
Quality fitments by Villeroy Boch with a feature free standing bath with shower hand set, twin wash hand basins inset to vanity units with wall mounted illuminating de-misting mirror, low flush w.c., glazed shower screen with mains shower with overhead and further shower hand set and double glazed window, tiled walls, tiled flooring with under floor heating, wall mounted heated towel rail, extractor fan, inset ceiling spotlight.

**Bedroom**  
13'0" x 10'9" approx (3.98m x 3.30m approx)  
Radiator and aluminium double glazed window.

**Bedroom**  
16'2" x 14'5" approx (4.95m x 4.41m approx)  
Aluminium double glazed window and radiator.

**En-Suite**  
10'9" x 5'1" approx (3.30m x 1.56m approx)  
Quality fitments by Villeroy Boch comprising of a wall mounted wash hand basin with illuminating de-misting mirror above, low flush w.c., glazed shower screen with mains overhead shower and further shower hand set, part tiled walls, tiled flooring with under floor heating, wall mounted heated towel rail, extractor fan and inset ceiling spotlights.

## Second Floor Landing

**Bedroom**  
22'0" x 16'9" approx (6.73m x 5.13m approx)  
Feature aluminium double glazed window, twin Velux windows, two radiators, inset ceiling spotlights.

**Bedroom**  
27'4" x 21'11" approx (8.35m x 6.69m approx)  
Twin Velux windows, two radiators, inset ceiling spotlights.

**Shower Room**  
14'4" x 8'9" max overall (4.39m x 2.69m max overall)  
Quality fitments by Villeroy Boch comprising of a low flush w.c., wall mounted wash hand basin with illuminating de-misting mirror above, glazed shower screen with mains control overhead shower and further shower hand set, wall mounted heated towel rail, tiled flooring with under floor heating, part tiled walls, inset ceiling spotlights, Velux and extractor fan.

**Outside**  
To the front the property is approached via a large block paved drive providing ample car standing with the garage beyond. The extensive landscaped front garden is laid mainly to lawn with shrubs and trees with gated access to both sides leading to the rear garden. To the rear the property has an enclosed courtyard style garden with patio, outside tap, terraced stocked borders beyond which there is a private primarily lawned garden with mature shrubs and trees.

**Garage**  
18'11" x 18'9" approx (5.52m x 5.72m approx)  
Twin electric remote control up and over doors to the front, aluminium double glazed window to the side and wall mounted Ideal boiler.

**Key Features**

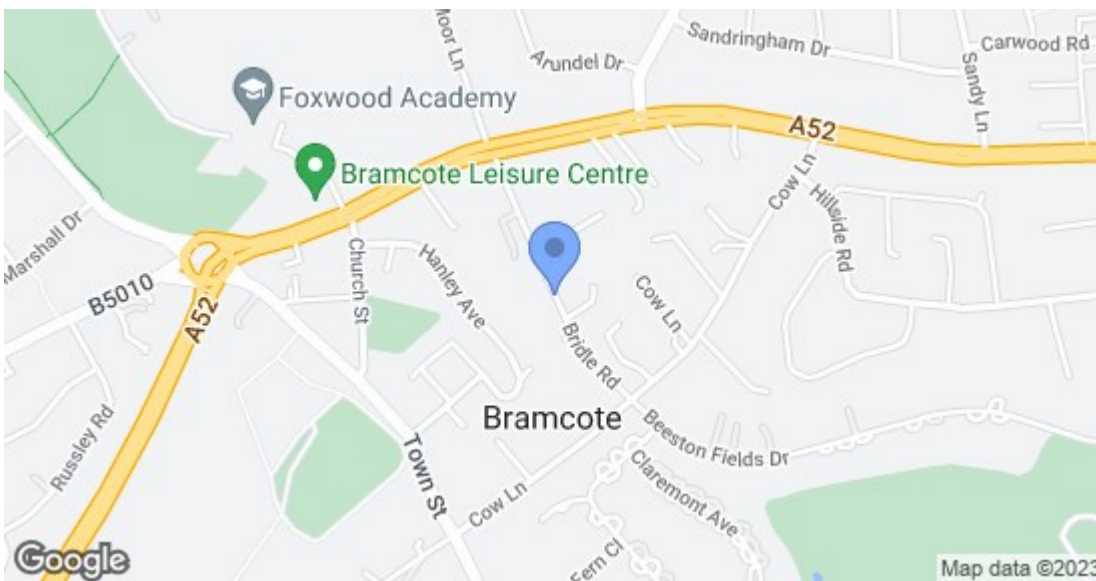
- Innovative and individual modern architecture at it's best
- Built to exacting standards by Maltby Homes
- Plot 3 occupies a generous plot of 1/3 of an acre with the opportunity to acquire more garden land by separate negotiation
- Huge open plan diner and living space with feature roof lantern
- Impressive master suite with en-suite and walk in wardrobe
- Private 646square feet balcony with hot tub and seating area
- Impressive open plan full height hallway with stair light and Velux window
- Quality fixtures and fittings throughout including Sheraton kitchens
- Exclusive and private development of three outstanding modern houses
- For further information or a viewing please contact Robert Ellis

**Specifications**

- \* Private 646 square feet balcony with hot tub and seating area
- \* Contemporary rendered house with tier tiling and sedum green roof
- \* Aluminium bespoke windows and doors with double glazed K glass and lockable windows/doors to the highest standard
- \* Composite front entrance doors
- \* Large aluminium patio doors
- \* Landscaped front and rear gardens and lawns
- \* Ceramic paving and patios around the dwellings
- \* Premier granite stone grey pavings for car standing areas
- \* Car standing for multiple parking
- \* Alutech double garage, electrically operated
- \* Pod point car charger
- \* Good sized sunny aspect gardens extending to 1/3 of an acre with mature tree backdrop
- \* Contemporary kitchens by Sheraton with a range of units, including quartz worktops, all Fischer and Paykel appliances to include oven/hob, extractor, built in fridge and freezer, dishwasher, wine cooler, coffee machine and large island as standard.
- \* Pantry
- \* 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, skylights and feature lighting
- \* Bespoke contemporary staircase
- \* Contemporary internal doors with quality chrome ironmongery
- \* First floor laundry room
- \* Wardrobes at this stage can be chosen to the buyers specification
- \* 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
- \* Designer open plan spacious en-suite with feature bath
- \* Villeroy & Boch sanitary wear
- \* 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
- \* Full CCTV throughout
- \* LABC 10 year warranty
- \* Bringing very traditionally built dwellings with all the advantages of the energy efficient 21st century products
- \* This Spectacular property awaits with completion scheduled for June.

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





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			
<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.