MALTBY HOMES LTD
Tel: 07973 267194

Bramcote Clays

Robert Ellis
ESTATE AGENTS

WWW.ROBERTELLIS.CO.UK

THREE MODERN INNOVATIVE DESIGN DETACHED HOUSES



BRAMCOTE CLAYS CHILWELL LANE, BRAMCOTE,
NOTTINGHAM NG9 3DU

An executive development of three modern innovative architect design detached houses, finished to exacting standards by maltby homes.





Conveniently placed for the vibrant town centre of Beeston, which offers a variety of independent retailers and cafés, as well as more established national retailers.

The development is extremely well placed for a range of local transport links including the A52 and M1, the Nottingham Express Tram and Attenborough train station.

Convenient for the centres of Derby and Nottingham, as well as employers such as the QMC and Nottingham University, these exceptional homes truly are a unique opportunity.

Over the last thirty years Phil Maltby has earned a leading reputation in the construction of exceptional quality homes in highly desirable locations around the Beeston area. Utilising only the finest materials and best Craftsmen, these homes are traditionally built, yet incorporate the very latest building techniques.

Tucked away in a private gated development, these excellent six bedroom detached houses, with stylish and contemporary accommodation arranged over three floors, offer a beautifully crafted living space with high quality fixtures and fittings throughout.

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NOTTINGHAM *15 mins drive*

DERBY *17 mins drive*

A52 *4 mins drive*

M1 *10 mins drive*

NOTTINGHAM EXPRESS TRAM *4 mins walk away*

ATTENBOROUGH TRAIN STATION *18 mins by bus*

NEARBY AMENITIES

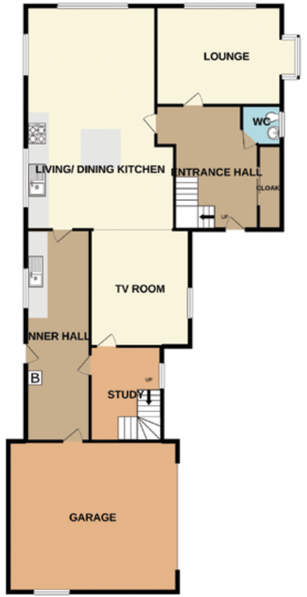


1 BRAMCOTE CLAYS

Extensive and appealing accommodation arranged over three floors, totally 323 sq.m., the accommodation briefly comprises entrance hall with w.c. and storage. Impressive open plan living kitchen, lounge, television room, utility study, atrium with mezzanine floor and garage to the ground floor. To the first floor the property benefits from a primary bedroom, two spacious landing areas, a further en suite bedroom and three additional bedrooms. To the second floor, the property has two generous bedrooms, one of which has an en suite and a large storage area.

FLOORPLAN

GROUND FLOOR

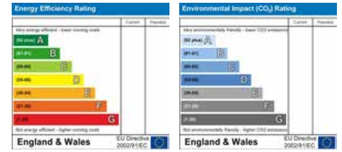


FIRST FLOOR



SECOND FLOOR





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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2 BRAMCOTE CLAYS

Offering an internal floor area of 297 sq.m., arranged over three floors, the stylish interior briefly comprises spacious entrance hall with w.c. and cupboard, impressive open plan kitchen/diner with living area and walk-in pantry, utility room, lounge and garage to the ground floor. To the first floor the property has a spacious landing with primary bedroom, family bathroom and three further bedrooms whilst the second floor has a generous bedroom, study/bedroom, bathroom and useful roof eaves storage area.

FLOORPLAN

GROUND FLOOR

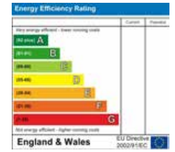


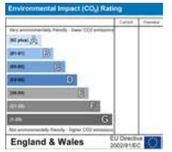
FIRST FLOOR



SECOND FLOOR







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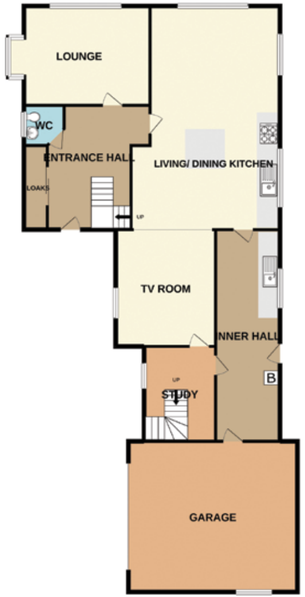


3 BRAMCOTE CLAYS

Extensive and appealing accommodation arranged over three floors, totally 323 sq.m., the accommodation briefly comprises entrance hall with w.c. and storage. Impressive open plan living kitchen, lounge, television room, utility study, atrium with mezzanine floor, and garage to the ground floor. To the first floor the property benefits from a primary bedroom, two spacious landing areas, a further en suite bedroom and three additional bedrooms. To the second floor, the property has two generous bedrooms, one of which has an en suite and a large storage area.

FLOORPLAN

GROUND FLOOR

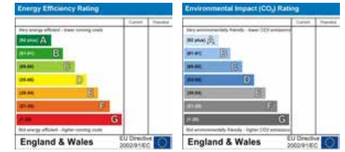


FIRST FLOOR



SECOND FLOOR





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Property Specifications

- Electrically operated gated entrance
- Intercom system to each property
- Contemporary rendered houses with elements of Zinc cladding, and sedium green roof
- Aluminium bespoke windows and doors with double glazed K glass and lockable windows/doors to the highest standard
- Composite front entrance doors to each property
- Large aluminium patio doors
- Aluminium glazed link/Atrium to Plots 1 and 3
- Landscaped front and rear gardens and lawns
- Natural Indian stone paths and patios around the dwellings
- Tegula block paving for car standing areas
- Car standing for multiple parking (plot 1 and 3, car standing for 4 cars plus double garage) (plot 2 double parking plus single garage)
- Double garage, electrically operated 'Alutech' doors for plot 1 and plot 3 and single for plot 2
- Pod point car charger on all plots
- Good size sunny aspect gardens with mature tree backdrop
- Contemporary kitchens by Sheraton with a range of units including quartz worktops, including Neff appliances: to include oven/hob, extractor, built-in fridge and freezer, dishwasher, wine cooler and island as standard.
- 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 or oak engineered floor
- Remaining areas carpeted throughout
- Bespoke staircase with oak handrails and contemporary glass
- Oak internal doors with quality chrome ironmongery
- 'Porcelanosa' bathrooms to include large showers with contemporary screens, all meticulously designed with tiled floors and half and fully tiled bathrooms including vanity units and heated chrome towel rails and under-floor heating to all bathrooms
- Heating system: full gas central heating throughout fired by Worcester Bosch condensing boiler with pressurised water cylinder, under-floor 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, t.v. and internet distribution throughout
- Openreach connections for internet
- Intruder Alarm
- Wood burning stove in lounge
- LABC 10 year warranty
- Bringing very traditionally built dwellings with all the advantages of the energy efficient 21st century products

Bramcote Clays Chilwell Lane, Bramcote, Nottingham ***NG9 3DU***



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.

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