



**Beeston Fields Drive  
Bramcote, Nottingham NG9 3TD**

**£850,000 Freehold**

A well proportioned four double bedroom detached house with a garage enjoying a generous corner plot.



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Situated in this sought after and well established residential location, readily accessible for a variety of local shops and amenities including schools, transport links and the A52 & M1, this fantastic property is considered a rare opportunity for an incoming purchaser to upgrade and re-configure to suit their own personal needs and requirements.

In brief, the internal accommodation comprises: Entrance hallway, W/C, study, dining room, lounge, kitchen, utility room and garage to the ground floor. To the first floor you will find a spacious landing with a master bedroom and en-suite, a further three double bedrooms and a family bathroom.

Outside the property is located on a good sized corner plot with wraparound gardens, a large block paved driveway with ample car standing to the front, lawned areas to both sides and the rear of the property, a range of stocked beds and borders and mature trees and plants all around, patio to the side and hedged boundaries.

Offered to the market with the benefit of UPVC double glazing and gas central heating throughout and huge potential, this property truly must be viewed in order to fully appreciated.



### Entrance Hallway

UPVC double glazed front door with a flanking window, built in storage cupboard, radiator, stairs to the first floor, useful under stairs storage cupboard, spotlights and doors to the kitchen, lounge, dining room, study and WC.

### WC

With WC, wall mounted wash hand basin and UPVC double glazed window to the side.

### Study

10'2" x 9'0" (3.12 x 2.75)

Carpeted room with UPVC double glazed window to the side and radiator.

### Dining Room

15'5" x 10'11" (4.72 x 3.35)

Carpeted room with UPVC double glazed window to the front and radiator.

### Lounge

21'11" x 13'10" (6.69 x 4.24)

Carpeted room with two radiators, open fire with tiled surround, UPVC double glazed door and windows to the side.

### Kitchen

15'5" x 10'11" (4.71 x 3.33)

With wall, base and drawer units, worksurfaces, sink with two drainers, integrated electric double oven, integrated five burner gas hob with air filter over, space for a fridge and freezer, plumbing for a dishwasher, tiled splashbacks, radiator, UPVC double glazed window to the rear and door to the utility room.

### Utility Room

11'2" x 6'0" (3.41 x 1.83)

With a range of wall and base units, worksurfaces, sink, tiled splashbacks, plumbing for a washing machine and tumble dryer, radiator, UPVC double glazed window to the rear, UPVC double glazed door to the garden and a door to the garage.

### Garage

20'2" x 16'0" (6.17 x 4.88)

With an electric up and over garage door to the front, power and UPVC double glazed window to the rear.

### First Floor Landing

With radiator, UPVC double glazed window to the rear, airing cupboard housing the hot water cylinder, useful built in storage space, loft hatch and door to the bathroom and four bedrooms.

### Bedroom One

14'1" x 13'11" (4.3 x 4.26)

Carpeted double bedroom with fitted wardrobes, radiator, UPVC double glazed window to the side, opening to the dressing area with radiator, wash hand basin inset to vanity unit, UPVC double glazed window to the rear and door to the en-suite.

### En-Suite

Incorporating a three piece suite comprising shower, bidet, WC, tiled flooring and walls, UPVC double glazed window to the rear and heated towel rail.

### Bedroom Two

17'3" x 13'5" (5.28 x 4.11)

Carpeted double bedroom with wash hand basin inset to vanity unit, UPVC double glazed window to the rear and radiator.

### Bedroom Three

17'7" x 10'10" (5.36 x 3.31)

Carpeted double bedroom with built in wardrobe and wash hand basin, radiator and UPVC double glazed window to the front.

### Bedroom Four

13'11" x 9'0" (4.26 x 2.76)

Carpeted double bedroom with built in wardrobe, drawers and wash hand basin, radiator and UPVXC double glazed window to the side.

### Bathroom

8'11" x 5'5" (2.72 x 1.66)

Incorporating a three piece suite comprising panelled bath with shower over, pedestal wash hand basin, WC, tiled walls, heated towel rail, UPVC double glazed window to the front and electric shaver point.

### Outside

Outside the property is located on a good sized corner plot with wraparound gardens, a large block paved driveway with ample car standing to the front, lawned areas to both sides and the rear of the property, a range of stocked beds and borders and mature trees and plants all around, patio to the side and hedged boundaries.





| 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 |         |           |
| England & Wales 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.