Robert Ellis

*look no further...*

The Chancery,
Bramcote, Nottingham
NG9 3AJ

**£750,000 Freehold**

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A substantial and stylish four-bedroom detached house in a sought-after and exclusive location.

Having been well-maintained and upgraded by the current vendor this fabulous property benefits from a impressive open plan kitchen diner with modern quality units and is likely to be of great interest to a family though will appeal to a variety of potential purchasers.

In brief the generous and versatile interior comprises entrance hall, WC, lounge, conservatory, family room, open-plan kitchen diner and utility, rising to the first floor is a principle bedroom with sauna and en-suite, three other double bedrooms and family bathroom.

Outside the property sits on a large and private plot of approximately 0.2 of an acre with well-manicured and mature gardens to all sides and a drive providing ample car standing with the integral double garage beyond.

Tucked away in a peaceful cul-de-sac yet readily accessible for the centres of Beeston and Nottingham, excellent transport links, Queens Medical Centre and The University of Nottingham as well as a wide variety of other facilities.

## Entrance Hall
Composite double glazed entrance door, part panelled walls, radiator, stairs off to the first floor landing, cloaks cupboard and further understairs cupboard with double glazed wooden window.

## Sitting Room
19'5" x 12'11" plus bay window (5.93m x 3.95m plus bay window)
Wooden double glazed bay window, patio doors leading through to the conservatory, three radiators and a fuel effect gas fire with a granite style hearth and surround and Adam style mantle.

## Conservatory
13'2" x 11'5" (4.03m x 3.50m )
Wooden double glazed windows and patio door to the rear garden, roof fence and tiled flooring.

## Downstairs WC
Fitted with a WC, wash-hand basin inset to vanity unit, radiator and extractor fan.

## Family Room
12'6" x 11'2" (3.82m x 3.42m )
Wooden window, patio doors leading to the rear garden and 2 radiators.

## Kitchen Diner
21'5" x 17'0" maximum overall measurements (6.54m x 5.19m maximum overall measurements )
With an extensive range of good quality fitted wall and base units, quartz work surfacing with splashback and tiles, breakfast bar, a fitted induction hob, further inset gas burner with extractor above, inset oven and grill/oven, integrated fridge, freezer and dishwasher, one wooden double glazed window, three UPVC double glazed windows and 2 radiators.

## Utility
6'11" x 5'0" (2.12m x 1.53m )
Fitted wall and base units, work surfacing with tiled splashback, single sink and drainer with mixer tap, plumbing for a washing machine, radiator and wooden double glazed door to the exterior.

## First Floor Landing
With wooden double glazed window, radiator, loft-hatch and airing cupboard housing the hot water cylinder with slotted shelves above.

## Principle Bedroom
17'0" x 12'7" (5.19m x 3.86m )
Fitted wardrobe, wooden window and two radiators. The bedroom also benefits from a fitted sauna.

## En-Suite
9'8" x 8'1" (2.97m x 2.47m )
Fitted with a WC, pedestal wash-hand basin, jacuzzi-style bath, shower cubicle with mains control shower over, part-tiled walls, part panelled walls, extractor fan and wooden double glazed window.

## Bedroom Two
13'4" x 9'3" (4.07m x 2.83m )
Wooden double glazed window, radiator and fitted wardrobes.

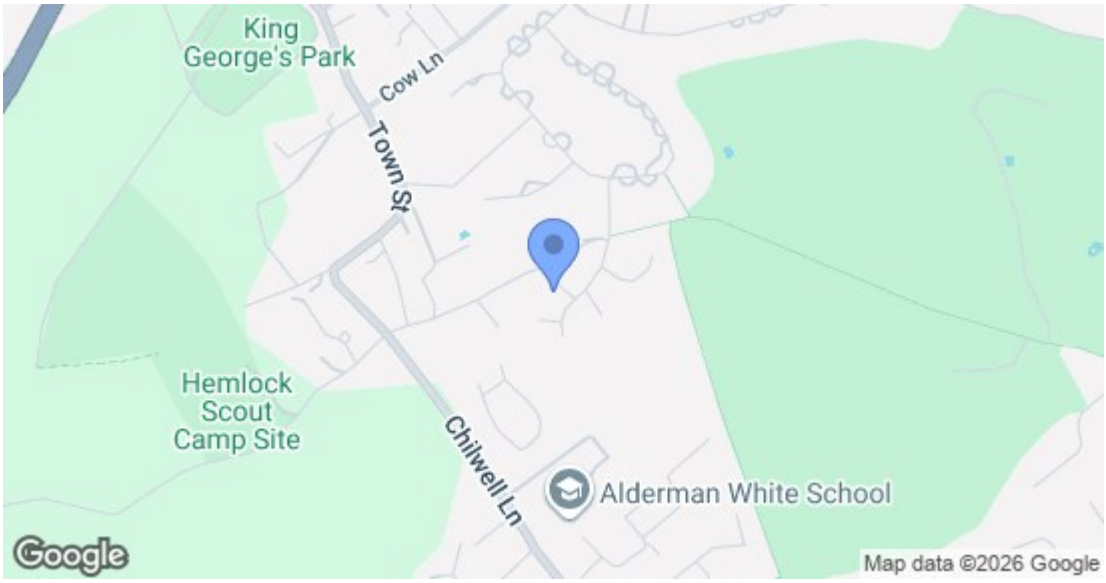
## Bedroom Three
11'1" x 10'0" plus bay window (3.39m x 3.05m plus bay window )
Wooden double glazed bay window, radiator and fitted wardrobes.

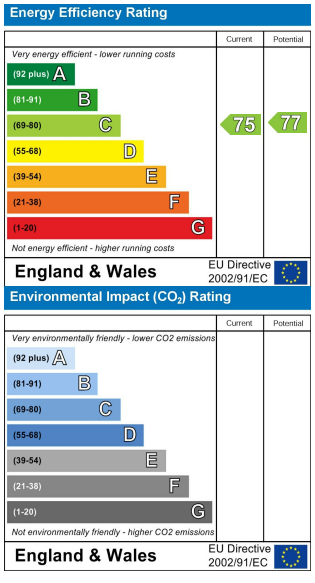
## Bedroom Four
12'7" x 9'6" (3.85m x 2.91m )
Wooden double glazed window, radiator and fitted wardrobes.

## Bathroom
With a four-piece suite comprising pedestal wash-hand basin, WC, bidet, bath with shower over, part tiled walls, part panelled walls, wooden double glazed window and radiator.

## Outside
The property occupies and large and mature plot with mature gardens to all four sides. To the front the property has a primarily lawned garden with well-stocked beds and borders, mature shrubs and trees with gated access to the rear on both sides and a drive providing car standing with the double garage beyond. To the rear the property has an enclosed garden which again is primarily lawned with various well-stocked beds and borders with mature shrubs and trees and fruit trees, a patio with outside tap, timber shed and playhouse.

## Garage
17'7" x 17'10" (5.36m x 5.44m )
Double up and over doors to the front, wooden window to the side, pedestrian door to the rear, light and power, wall-mounted Worcester boiler and ladder up to the loft space.




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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