



The Hollies  
Grangelea Gardens  
Bramcote, Nottingham NG9 3HR

**£1,150,000 Freehold**

A beautifully presented and well proportioned  
8 bedroom detached chalet style detached  
house with a double garage.



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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, the Queen's Medical Centre and the A52 and M1 for further afield, this fantastic property is considered an ideal opportunity for a range of potential purchasers including growing families.

In brief, the internal accommodation comprises: A grand entrance hall, a spacious modern and contemporary kitchen/diner, utility room, gym, lounge, formal dining room, two double bedrooms, shower room and a double garage to the ground floor. Rising to the first floor you will find a master bedroom with walk in wardrobe and en-suite, five further double bedrooms, a family bathroom and a kitchen.

To the front of the property you will find a concrete driveway with ample car standing, a lawned garden with mature shrubs and gated side access to both sides of the property leading to the private and enclosed rear garden which includes a patio and steps leading to the raised second patio with Swimspa and lawn, a gravelled area with mature trees and shrubs, a useful storage shed, summer house and fenced boundaries.

This individually built family home is offered to the market with the benefit of a range of modern fixtures and fittings, triple glazing and gas central heating throughout, an early internal viewing comes highly recommended in order to be fully appreciated.



## Entrance Hallway

The front door leads to the grand entrance hall with laminate flooring, radiator, stairs to the first floor and doors to the kitchen/diner, lounge, dining room and inner hallway.

## Inner Hallway

With a built in wardrobe and doors to the shower room and two bedrooms.

## Bedroom Five

15'6" × 12'11" (4.74 × 3.95)

Carpeted double bedroom with two triple glazed windows to the front, fitted wardrobes and a radiator.

## Bedroom Six

10'6" × 10'4" (3.21 × 3.15)

A carpeted double bedroom with fitted wardrobes, two triple glazed windows to the front and radiator.

## Shower Room

8'9" × 6'6" (2.69 × 1.99)

Incorporating a three piece suite comprising walk in shower with rainfall effect showerhead, wash hand basin inset to vanity unit, WC, heated towel rail and triple glazed window to the side.

## Dining Room

17'4" × 12'3" (5.30 × 3.74)

A carpeted room with two triple glazed windows to the side and radiator.

## Lounge

25'7" × 16'4" (7.81 × 4.99)

A carpeted room with two radiators, triple glazed French doors with flanking windows to the rear and triple glazed French doors to the side.

## Kitchen/Diner

19'5" × 14'4" (5.93 × 4.39)

A contemporary open plan kitchen/diner with a range of modern wall, base and drawer units, worksurfaces, an island with breakfast bar, one and a half bowl sink with drainer and a mixer tap, integrated electric double oven, integrated five burner gas hob with extractor fan over, integrated fridge freezer, dishwasher, spotlights, radiator, a good sized pantry, three triple glazed windows to the front and door to the utility room.

## Utility Room

With a range of wall and base units, worksurfaces, one and a half bowl sink with drainer and mixer tap, plumbing for a washing machine, space and vent for a tumble dryer triple glazed window to the rear, radiator, window to the kitchen/diner, airing cupboard housing the hot water cylinder and door to the gym.

## Gym

16'9" reducing to 10'2" × 11'5" reducing to 6'10" (5.11 reducing to 3.11 × 3.48 reducing to 2.09)

With two triple glazed windows to the rear, stairs to the first floor and doors to the garden and double garage.

## Double Garage

19'9" reducing to 9'1" × 16'11" reducing to 12'4" (6.02 reducing to 2.79 × 5.17 reducing to 3.78)

With two up and over doors to the front, power and electricity and two wall mounted condensing boilers one of which controls the heating to the ground floor and one controls the heating to the first floor and a Tesla electric car charger.

## First Floor Landing

With a Velux window, loft hatch and doors to the family bathroom and five of the bedrooms.

## Bedroom One

16'4" × 12'5" (4.99 × 3.80)

Carpeted bedroom with two triple glazed windows to the rear, radiator, walk in wardrobe and a door to the en-suite.

## En-Suite

9'1" × 8'9" (2.78 × 2.68)

Incorporating a three piece suite comprising panelled bath with rainfall effect showerhead over, wash hand basin inset to vanity unit, WC, tiled splashbacks, triple glazed window to the rear and heated towel rail.

## Bedroom Three/Sitting Room

21'8" × 12'9" (6.61 × 3.91)

A carpeted room with two radiators and triple glazed door and windows to the balcony at the front.

## Bedroom Seven

10'8" × 9'10" (3.26 × 3.01)

Carpeted bedroom with fitted wardrobes, radiator and two triple glazed windows to the side.

## Bedroom Eight

10'7" × 9'9" (3.25 × 2.99)

Carpeted bedroom with two triple glazed windows to the side and a radiator.

## Family Bathroom

Incorporating a three piece suite comprising panelled bath with shower over, wash hand basin inset to vanity unit, WC, tiled splashbacks, heated towel rail and Velux window.

## Bedroom Four/Study

20'10" × 10'5" (6.36 × 3.18)

Carpeted bedroom with three triple glazed windows to the rear, radiator, airing cupboard housing the hot water cylinder and door to the second kitchen.

## Kitchen Two

13'1" × 8'9" (3.99 × 2.69)

With a range of wall, base and drawer units, worksurfaces, one and a half bowl sink with drainer and mixer tap, integrated double electric oven, gas hob with air filter over, tiled splashbacks, integrated fridge freezer, three triple glazed windows to the front and door to the first floor inner hallway.

## First Floor Inner Hallway

Stairs leading to the gym on the ground floor and door to bedroom two.

## Bedroom Two

19'8" × 15'11" (6.00 × 4.87)

With laminate flooring, two Velux windows, two radiators and loft hatch.

## Outside

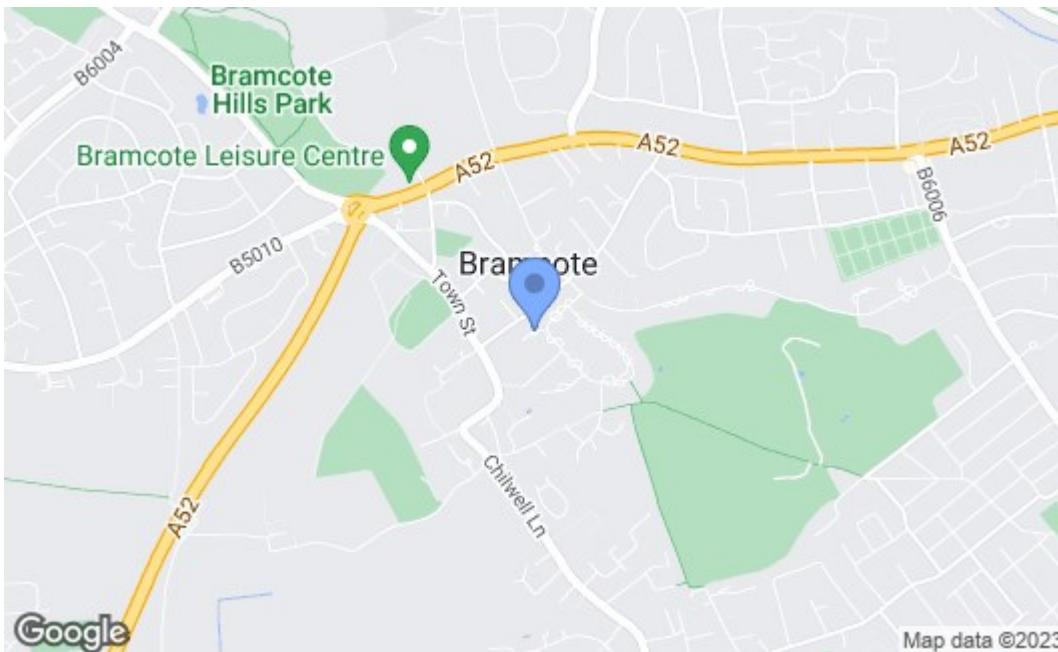
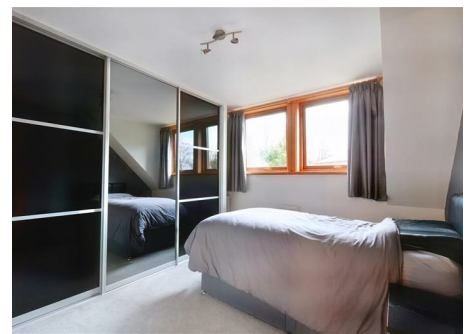
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## Summer House

15'10" × 12'7" (4.85 × 3.86)

A perfect garden room with a range of different uses with power and electricity and UPVC double glazed French doors and windows to the front.





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.