

| 5 Grangelea Gardens | Bramcote | Nottingham | NG9 3HR

Robert Ellis
RESIDENTIAL



Features

- **Stunning Georgian style five bedroom detached house**
 - **Has been meticulously maintained and upgraded by the current vendor**
 - **Enjoys an elevated position with far reaching views including Wollaton Hall**
- **Impressive and large entrance hall with galleried landing**
 - **Master en-suite bedroom with balcony off**
 - **Large games room with bar currently housing a snooker table**
- **Displays potential for further development (subject to necessary consents)**
 - **Sits on a large plot behind electric gates**
 - **Beautifully crafted appealing living spaces**

Porch
A Georgian style canopy porch with feature pillars shelters the double panelled entrance door with feature fan light.

Entrance Hallway
32'9" x 14'0" (10.0 x 4.28)
With Italian marble flooring, panelled walls, inset ceiling spotlights, four UPVC double glazed windows, three radiators, under stairs cupboard, cloak room/boot cupboard, further storage cupboard and feature staircase.

Lounge
18'9" x 13'3" (5.74 x 4.04)
With a composite Adam style fire surround with fuel effect gas fire, two UPVC double glazed windows and radiator.

Kitchen
18'6" x 13'3" (5.64 x 4.04)
With a quality modern fitted kitchen with an extensive range of fitted wall and base units with solid doors, quartz worksurfaces, quartz splashbacks, inset socket stack and centre island, induction hob with pop up extractor, a range of Bosch appliances including two ovens. coffee machine, microwave oven, plate warmer, one and a half bowl sink with mixer tap and boiling water function, integrated fridge and freezer, integrated dishwasher, inset ceiling spotlights, two UPVC double glazed windows and extractor fan.

Family Room
12'10" x 11'11" (3.93 x 3.64)
With fuel effect gas fire with granite style hearth and Adam style mantle, flanking cupboards, UPVC double glazed patio doors and radiator.

Utility
11'2" x 9'4" decreasing to 5'8" (3.41 x 2.85 decreasing to 1.73)
With fitted units, quartz worksurfaces with splashbacks, Belfast style sink with mixer tap, plumbing for a washing machine, concealed boiler, UPVC double glazed window, radiator and UPVC double glazed door to the exterior.

WC
With fitments in white comprising WC, wash hand basin inset to vanity unit, fully tiled walls, tiled floor and UPVC double glazed window.

Dining Room
15'4" x 14'0" (4.69 x 4.27)
With Italian marble flooring, UPVC double glazed window and patio doors and two radiators.

Games Room
26'3" decreasing to 13'3" x 21'11" (8.02 decreasing to 4.06 x 6.70)
With three UPVC double glazed windows, UPVC double glazed patio door, three radiators, fitted bar with granite worksurfaces. Potential purchasers should note the room currently comfortably houses a full sized snooker table.

Study
11'10" x 9'7" (3.62 x 2.93)
With exposed rustic brickwork, three UPVC double glazed windows and radiator.

Sitting Room
29'0" x (8.85 x)
With two UPVC double glazed windows, two radiators, fuel effect gas fire with Adam style surround and granite style hearth.

Galleried Landing
29'0" x 14'0" (8.85 x 4.28)
With five UPVC double glazed windows, panelled walls, three radiators and spiral staircase off to attic.

Master Bedroom
18'6" x 13'3" (5.64 x 4.06)
With two UPVC double glazed windows, two radiators and UPVC double glazed doors to private balcony.

En-Suite
With modern fitments in white comprising WC, wash hand basin inset to vanity unit, double shower cubicle with mains overhead shower and further shower handset, wall mounted heated towel rail, fully tiled walls, tiled flooring and extractor fan.

Bedroom Two
15'5" x 13'5" (4.72 x 4.09)
With two UPVC double glazed windows and two radiators.

Jack & Jill En-Suite
With modern fitments in white comprising WC, wall mounted wash hand basin inset to vanity unit, shower cubicle with mains controlled shower over, fully tiled walls, UPVC double glazed window, tiled flooring, inset ceiling spotlights and extractor fan.

Bedroom Three
15'5" x 11'3" (4.72 x 3.43)
With two UPVC double glazed windows, two radiators, airing cupboard housing the pressurised hot water cylinder and further fitted cupboard.

Bedroom Four
13'3" x 10'7" (4.06 x 3.23)
With two UPVC double glazed windows and two radiators.

Bedroom Five
13'3" x 8'0" (4.06 x 2.45)
With two UPVC double glazed windows and radiator.

Bathroom
With high quality classic fixtures and fittings comprising WC, bidet, pedestal wash hand basin, freestanding bath with shower handset, tiled walls, tiled flooring, inset ceiling spotlights, extractor fan, two radiators and double glazed patio leading to the balcony.

Attic
13'11" x 11'0" (4.26 x 3.36)
With Velux window, radiator, inset ceiling spotlights and eaves storage cupboard.

Bathroom
With fitments in white comprising WC, pedestal wash hand basin, jacuzzi style bath with shower handset, part tiled walls, Velux window and heated towel rail.

Attic
8'2" x 8'0" maximum overall measurements (2.50 x 2.44 maximum overall measurements)
With Velux window, radiator, eaves storage cupboard and inset ceiling spotlights.

Outside
The property is approached by double electric remote controlled gates beyond which is a sweeping gravelled driveway leading to the rear of the property with the double brick and tile garage and further shed/workshop. The property is flanked either side by mature and landscaped gardens with stocked beds and borders and to the rear has an enclosed and particularly private, primarily lawned garden with patio.

Garage
18'6" x 18'10" (5.64 x 5.75)
With remote controlled electric up and over door to the front, UPVC double glazed window and door to the side, light and power.



A simply stunning individually designed and constructed five bedroom detached house with an elegant Georgian style façade.

Construction in 1998, this truly is a once in a lifetime opportunity, enjoying an elevated and private position at the head of a small and exclusive cul-de-sac with views of Wollaton Hall and Deer Park.

The exquisite interior finished to exacting standards throughout has been meticulously maintained and upgraded by the current vendors to a very high standard with stylish and contemporary fitments throughout.

This beautifully presented home offers an appealing and balanced interior with a most impressive entrance hall, feature staircase and galleried landing, kitchen with family room off, utility, WC, formal dining room, lounge, games room, study and sitting room to the ground floor. Rising to the first floor is a master en-suite bedroom, four further good sized bedrooms, bathroom and an excellent attic space.





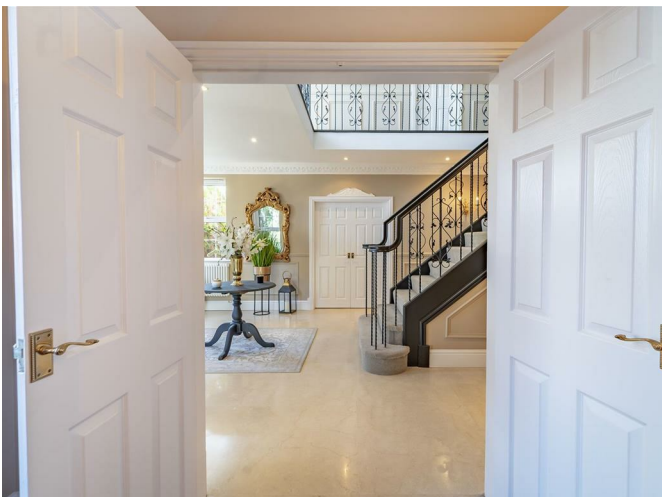
Outside the property occupies a generous and elevated plot of approximately 0.33 of an acre sitting behind private electric gates. There is a large driveway with garage beyond, landscaped gardens flanking both sides of the building and an enclosed primarily lawned garden with patio to the rear.

Offering further development potential (subject to the necessary consents) this truly outstanding property simply must be viewed to be fully appreciated.





| 5 Grangelea Gardens | Bramcote | Nottingham | NG9 3HR



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



Energy Efficiency Rating

Percentage efficient	Enland & Wales	EU Directive
95 plus A	71	75
91 plus B		
86 plus C		
82 plus D		
78 plus E		
74 plus F		
70 plus G		

Not energy efficient - higher scoring ones

Environmental Impact (CO₂) Rating

How a property's likely future CO ₂ emissions	Enland & Wales	EU Directive
Very good A	71	75
Good B		
Fair C		
Below average D		
Average E		
Below average F		
Very poor G		

Not environmentally friendly - higher CO₂ emissions

Whilst every endeavour has been made to present a proper description of the property, these particulars do not in any way constitute either the whole, or any part, of an offer or contract. Any intending purchaser is advised to make their own independent enquiries and inspections.



Robert Ellis
RESIDENTIAL

12 High Road, Beeston, Nottingham, Nottinghamshire, NG9 2JP
Telephone: 0115 922 0888 Fax: #
beeston@robertellis.co.uk