



**Claremont Avenue  
Bramcote, Nottingham NG9 3DG**

An Impressive and Individual Three Bedroom  
Detached House on an Elevated and Generous  
Plot.

**Asking Price £825,000 Freehold**



An impressive and individual three bedroom detached house on an elevated and particularly generous plot.

This fantastic house has been very well maintained by the current vendor yet still offers excellent potential for the incoming purchaser to upgrade and re-model to their taste and requirements.

The spacious and versatile interior which has retained much of its original character and charm, briefly comprises: A spacious entrance hall, lounge, dining room, breakfast kitchen, garden room, master en-suite bedroom, further bedroom and bathroom. Descending to the ground floor there is an additional bedroom, WC, utility room and large garage.

Outside the property has a large in and out driveway to the front with a garage beyond and beautifully manicured primarily lawned gardens with stocked beds and borders. To the rear the property has a private and enclosed garden behind a wall with a patio, lawn, various well stocked beds and borders and a further courtyard style area.

Occupying an exclusive location within Claremont Avenue, this truly unique property is offered to the market for the first time in 50 years and simply must be viewed to be truly appreciated.



### Porch

A porch with tiled flooring shelters the wooden entrance door with flanking windows.

### Hallway

19'11" x 7'10" (6.08 x 2.41)

With tiled flooring and radiator.

### Sitting Room

20'9" x 19'5" (6.35 x 5.94)

With double glazed patio doors leading onto the feature balcony, inset ceiling spotlights, radiator and inset gas fire with granite style surround.

### Dining Room

12'10" x 10'2" (3.93 x 3.10)

With double glazed patio doors leading to the balcony, radiator with a decorative cover and inset ceiling spotlights.

### Study

10'2" x 5'1" (3.12 x 1.57)

With two double glazed windows, radiator and fitted cupboard.

### Kitchen Diner

17'10" x 11'6" (5.44 x 3.53)

With an extensive range of good quality fitted wall and base units, granite worksurfaces with tiled splashbacks, one and a half bowl sink with mixer tap, inset electric hob with extractor above, inset electric oven and combination microwave and oven, integrated dishwasher, two double glazed windows and inset ceiling spotlights.

### Inner Hallway

With tiled flooring, radiator, cupboard and loft hatch with retractable ladder to the boarded loft space.

### Sun Lounge/Garden Room

14'9" x 13'10" (4.52 x 4.23)

With double glazed window and patio door to the rear garden, inset ceiling spotlights and a wall mounted gas heater.

### Master Bedroom

15'0" x 14'6" (4.58 x 4.42)

With radiator, dressing table, two double glazed windows and fitted wardrobes.

### Dressing Area

7'4" x 5'4" (2.24 x 1.65)

With double glazed window, fitted drawers and wardrobe.

### En-Suite

With twin wash hand basins inset to vanity unit, WC, bidet, bath, shower cubicle with mains controlled shower over, part tiled walls, illuminated mirror, tiled flooring, double glazed window and recessed cupboard.

### Bedroom Two

14'10" x 9'11" (4.54 x 3.03)

With double glazed window, fitted wardrobes and radiator with decorative cover.

### Bathroom

Incorporating a four piece suite comprising wash hand basin inset to vanity unit with illuminated mirror above, bath, WC, shower cubicle with mains controlled shower, fully tiled walls, tiled flooring, two double glazed windows and wall mounted heated towel rail.

### Stairs Down to Ground Floor

### Inner Hallway

With tiled flooring, wooden door to the exterior, storage cupboard and radiator.

### Bedroom Three

12'11" x 11'10" (3.95 x 3.62)

With radiator and double glazed window.

### Utility

7'10" x 5'7" (2.40 x 1.71)

With a sink unit with mixer tap, fitted worksurfaces, part tiled walls, wall mounted cupboard, tiled flooring, appliance space and window.

### WC

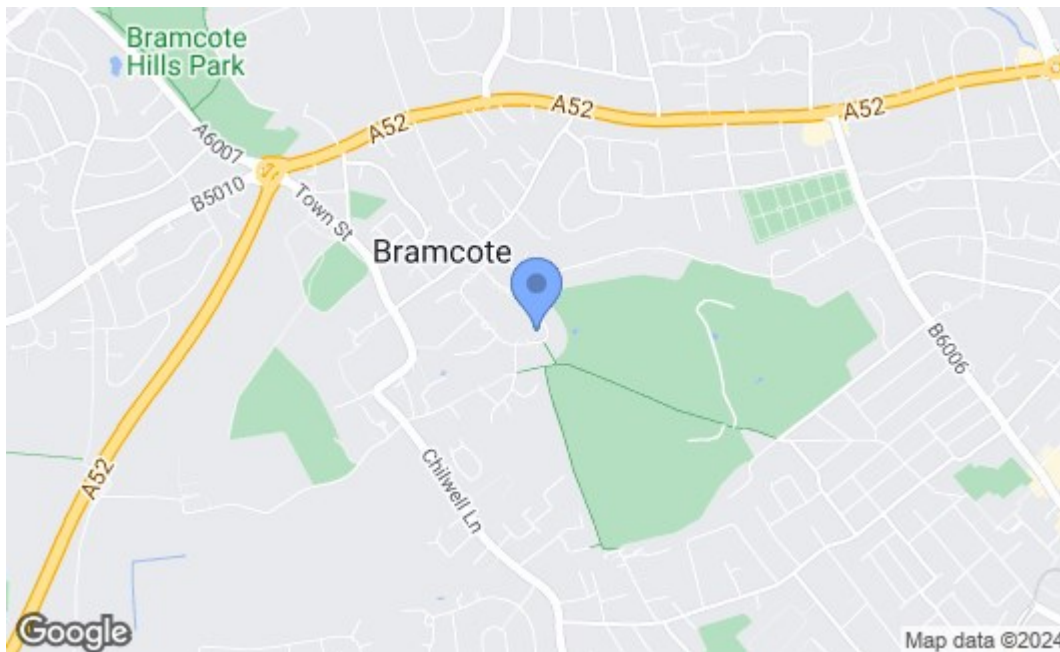
With WC, pedestal wash hand basin, fully tiled walls, double glazed window, tiled flooring and wall mounted heated towel rail.

### Garage

30'8" x 17'6" (9.37 x 5.34)

With remote controlled electric up and over door to the front, windows to the side, light and power, wall mounted Baxi boiler, tap and useful storage cupboard.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		60	
(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.