



Beeston Fields Drive,  
Bramcote, Nottingham  
NG9 3TD

**£2,500,000 Freehold**





A stunning and truly individual seven-bedroom detached house with a swimming pool to rear.

Having been comprehensively remodelled and tastefully extended by the current vendor, this fabulous house which sits on a plot of approximately 1.1 acre offers a luxurious and contemporary interior with extensive and versatile accommodation in excess of 7000 sq/ft.

Behind the attractive and traditionally styled façade the property briefly comprises double height entrance hall, dining room and open plan lounge diner with entertainment area off, kitchen diner, study, utility, WC, lounge, guest bedroom with en-suite, large principle bedroom with dressing area and en-suite, four further bedrooms, two bathrooms/shower rooms and an annex which is currently being utilised as a lounge and bedroom, though could be a gym or home office.

Outside the property sits on an extremely private and mature plot with a gated drive and garage, to the rear the property has a pool, BBQ area, decking and patio and an expansive and impressive primarily lawned garden with panoramic views of the surrounding area including Wollaton Hall.

Available to the market with chain free possession and occupying one of the largest plots within the exclusive Beeston Fields Drive, this tremendous property which offers further development potential simply must be viewed to be truly appreciated.



### Entrance Hall

A wooden panelled entrance door, double height ceiling, porcelain tiled flooring with underfloor heating, stairs off to the first floor landing, intercom system, concealed cloak area to the rear.

### Dining Room

13'4" x 13'8" (4.07m x 4.19m )

Two wooden glazed sash windows, porcelain tiled flooring with underfloor heating.

### Open Plan Lounge Diner with Entertainment Area

34'6" x 31'2" (10.52m x 9.50m )

Nine windows, UPVC double glazed patio door leading to the rear garden, three radiators and feature inset biomass gas fire.

### Kitchen Diner

24'3" x 11'2" increasing to 12'4" (7.41m x 3.41m increasing to 3.76m )

An extensive range of fitted wall and base units, granite work surfacing with splashback, one-and-a-bowl sink with mixer flexi tap, inset electric hob with extractor, inset electric oven and microwave, integrated fridge and dishwasher, part vaulted ceiling with Velux window, radiator and UPVC double glazed window leading to the rear garden.

### Study

13'6" x 8'3" (4.13m x 2.53m )

Vaulted ceiling, double glazed wooden sash window, radiator with decorative cover.

### Rear Hallway

Two radiators and storage cupboard.

### Utility

11'0" x 7'1" (3.37m x 2.18m )

Fitted wall and base units, work surfacing with tiled splashback, one-and-a-half bowl sink with mixer tap, plumbing for a washing machine, further appliance space, tiled flooring and UPVC double glazed door to the exterior.

### Downstairs WC

10'11" x 6'5" (3.33m x 1.96m )

Fitted with a WC, wash-hand basin inset into vanity unit with an illuminated mirror above, wall-mounted cupboards, heated towel rail, marble tiled walls and flooring and UPVC double glazed window.

### Lounge

19'0" x 15'3" (5.80m x 4.66m )

Inset electric fuel effect fire, radiator and UPVC double glazed patio doors to the rear garden.

Stairs leading to the first floor landing, with two Velux windows.

### Guest Bedroom Suite

17'4" x 15'4" (5.29m x 4.68m )

UPVC double glazed Juliet-style balcony overlooking the garden, Velux window, radiator, fitted wall and base units with work surfacing and tiled splashback, single sink with mixer tap, walk-in wardrobe with Velux window storage and hanging rail.

### En-Suite

With Villeroy Boch and Hansgrohe sanitary wear comprising WC, wash-hand basin inset to vanity unit, shower cubicle with inset over head rain shower and further shower handset, corner bath, wall-mounted heated towel rail, Velux windows, inset shelving, Italian marble tiled flooring and fully tiled marble walls with inset shelving with underfloor heating and tiled walls.

Stairs from main hallway to first floor landing with feature open plan landing area with walk-way, three double glazed wooden sash windows, stairs off to second floor landing.

### Principle Bedroom

18'4" x 16'2" (5.59m x 4.94m )

Three UPVC double glazed windows and radiator.

### Dressing Room

12'7" x 9'2" (3.85m x 2.81m )

Fitted units providing hanging rails and shelving.

### En-Suite

13'10" x 8'5" (4.22m x 2.58m )

Villeroy Boch and Hansgrohe fittings in white comprising WC, twin wash-hand basins

set upon a marble plinth with mirror above, twin inset overhead rain showers with further shower handsets, heated towel rail, Italian marble tiled flooring with underfloor heating, fully marble walls tiled walls and two double glazed wooden sash windows.

### Bedroom Two

15'9" x 14'1" (4.82m x 4.30m )

Two sash double glazed windows and radiator.

### Bedroom Three

13'4" x 10'11" (4.08m x 3.34m )

Two wooden sash windows, radiator and fitted wardrobe.

### Bathroom

16'2" x 8'5" (4.95m x 2.57m )

With Villeroy Boch and Hansgrohe sanitary wear comprising free-standing bath with shower handset, WC, twin wash-hand basins inset to vanity unit with mirror above, shower cubicle glazed shower screen, inset overhead rain shower, further shower handset Italian marble tiled flooring with underfloor heating, fully tiled walls and three wooden double glazed sash windows.

Stair care to second floor.

### Play Room

32'5" x 13'5" decreasing to 7'7" (9.89m x 4.11m decreasing to 2.32m )

With three double glazed sash windows, two radiators and eaves storage.

### Bedroom Four

20'0" x 8'6" (6.10m x 2.61m )

Two feature roof lanterns, two Velux windows and radiator.

### Bedroom Five

12'2" x 13'11" (3.73m x 4.25m )

Velux window and radiator.

### En-Suite

7'9" x 6'4" (2.37m x 1.94m )

Fitted with a WC, wash-hand basin inset to vanity unit, bath with shower over, part tiled walls, marble tiled flooring, Velux window and heated towel rail.

### Annex/Pool House

N/B: This could be used for a number of purposes such as a gym or home office.

### Lounge

19'10" x 13'1" (6.05m x 4.01m )

Aluminium bi-fold doors to the front overlooking the swimming pool, twin Velux windows and air conditioning.

### Store/Study

15'2" x 8'11" (4.64m x 2.74m )

Aluminium door to the front.

### Mezzanine-style Bedroom

11'9" x 13'10" (3.60m x 4.22m )

Aluminium windows and a Juliet-style balcony overlooking the swimming pool.

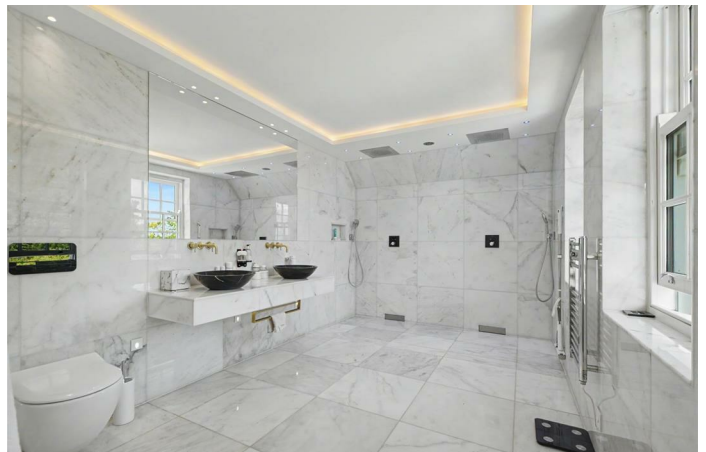
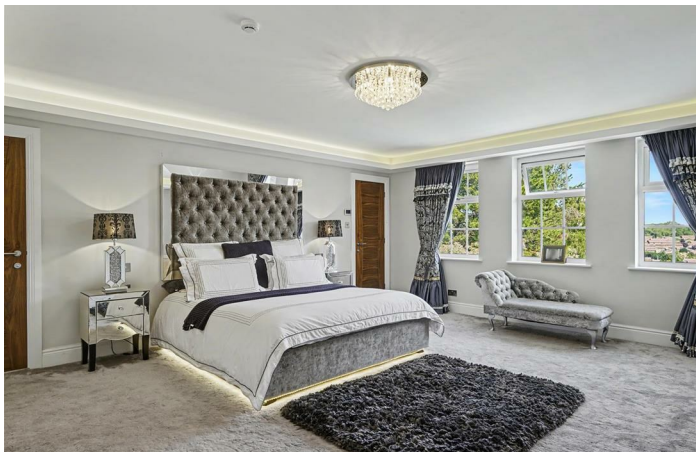
### Garage

19'9" x 18'0" (6.02m x 5.49m )

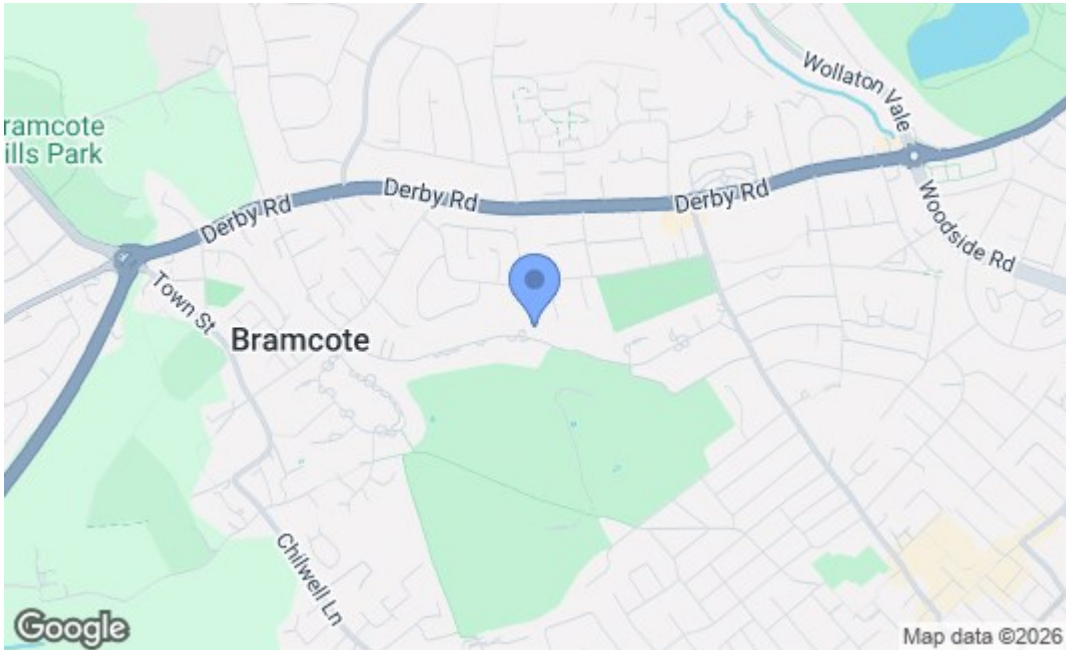
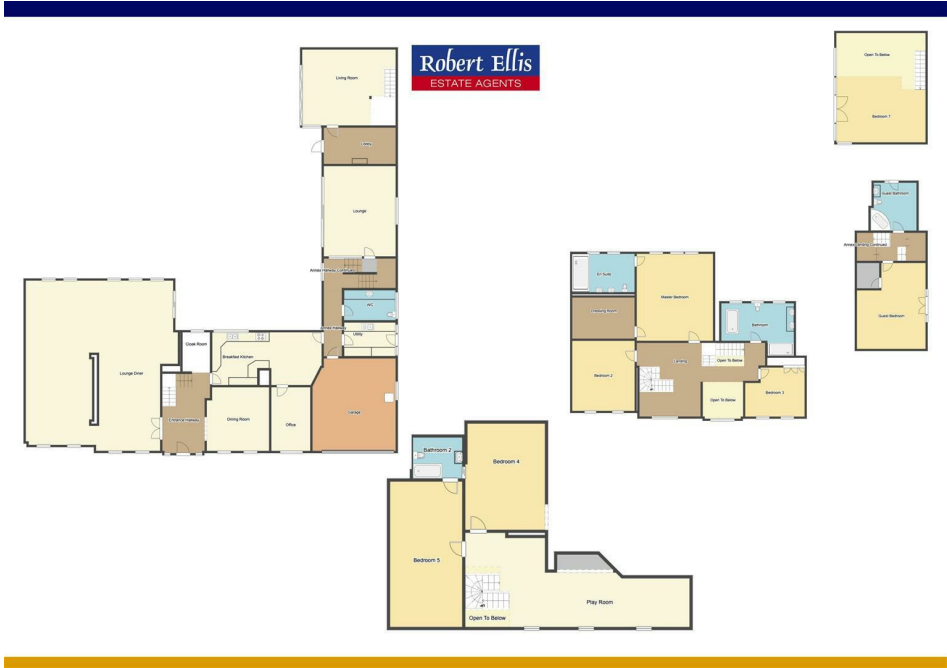
Electric up and over door to the front, light and power, pedestrian door to the rear and two wall-mounted boilers.

### Outside

The property sits behind a private wall with electric remote control gates beyond which is a generous drive providing ample car standing with the double garage beyond. To the rear the property has a BBQ area with outside tap and power point, swimming pool surrounded by decking and paving, summer house and pool plant room, beyond the pool lies an expansive primarily lawned landscaped garden with specimen shrubs and trees, children's play area, raised borders with a polytunnel concealed area with sheds and composting. The property enjoys an elevated position with far reaching and widespread views of the surroundings.







| 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.