Robert Ellis

*look no further...*

Moor Lane,
Bramcote, Nottingham
NG9 3FH

**£545,000 Freehold**

THIS IS A FOUR DOUBLE BEDROOM DETACHED HOME SITUATED IN THIS MOST POPULAR RESIDENTIAL AREA WHICH IS CLOSE TO EXCELLENT LOCAL SCHOOLS AND OTHER AMENITIES AND FACILITIES.

Robert Ellis are pleased to be instructed to market this extended detached property which offers a lovely family home that is close to many local amenities and facilities provided by the area and to excellent transport links, all of which have helped to make this a very popular and convenient place for people to live. The property is larger than people will expect from them just taking a quick look at the front elevation as it has been extended to the rear at both ground and first floor levels and for all that is included to be appreciated, we recommend interested parties take a full inspection so they can see the whole property and the private rear garden for themselves.

The property is constructed of brick to the external elevations under a pitched tiled roof and the accommodation included derives all the benefits of gas central heating and double glazing. In brief the accommodation includes a reception hall, from which there are double opening glazed doors leading into the through lounge which has a feature open fireplace and could include a dining area or further sitting area and from this main reception room there are patio doors leading to a conservatory and the conservatory provides a further sitting or dining area and has double opening double glazed French doors leading out to the garden. The extended breakfast kitchen is over 22' in length and is well fitted with extensive ranges of wall and base units and has integrated appliances and from the kitchen there is a door leading to the utility room, a ground floor w.c. and there is an office/study positioned at the rear which has a window overlooking the rear garden. To the first floor the landing leads to the four double bedrooms, the main bedroom having a dressing area which has built-in bedroom furniture and an en-suite shower room and the main bathroom has a three piece suite complete with a shower over the bath. Outside there is the integral garage positioned to the right than side of the property and to the front of the garage there is a recently laid resin driveway which provides off road parking for three vehicles and there is a lawned garden area with borders to the sides and to the left of the property there is a path leading to the rear garden where there is a patio leading onto a lawned garden which has a rockery bed to the left hand side and a path leads to the bottom of the garden where there is a shed and various fruit trees and the garden is kept private by having quality fencing to the side boundaries. The property also benefits from having solar panels to the roof which helps to reduce the energy costs and further information can be provided about the cost savings achieved.

The property is well placed for the excellent local primary school which is across the road from the house and there are senior schools further along Moor Lane, there are various shopping facilities found along Bramcote Lane where there is a Co-op store, Sainsbury's convenience store and several other retail outlets with further shopping facilities being found in nearby Beeston where there is a Tesco, Sainsbury's and other retail outlets, there are healthcare and sports facilities which includes the Bramcote Leisure Centre which is a few minutes walk away from the property, there are walks in the Bramcote Woods and park and beyond Hemlock Stone where you can walk out towards Trowell and into open countryside and the excellent transport links include j25 of the M1, East Midlands Airport, stations at Beeston, Nottingham and East Midlands parkway and the A52 and other main roads provide excellent access to Nottingham, Nottingham University, the Queens Medical Centre and other work places such as Boots and to other East Midlands towns and cities.

## Porch
Open porch with an arched entrance leading through a composite front door with two inset glazed panels to:

## Reception Hall
Stairs with hand rail to the first floor and a feature circular stained glass window to the front, double opening glazed doors leading into the lounge/sitting room, understairs storage cupboard and a radiator.

## Lounge/Dining Room
24'6 x 12'8 reducing to 10'7 approx (7.47m x 3.86m reducing to 3.23m approx)
This through room includes a dining area and has a double glazed bow window to the front and double glazed patio doors leading into the conservatory at the rear, feature original open fireplace with an attractive surround and hearth, cornice to the wall and ceiling, two radiators and four wall lights.

## Conservatory
12' x 10'8 approx (3.66m x 3.25m approx)
The conservatory provides a further sitting/dining area and this has double opening double glazed French doors leading out to the rear with double glazed windows to the side and rear, vertical glazed roof, radiator and tiled flooring.

## Breakfast Kitchen
22'4 x 7'4 approx (6.81m x 2.24m approx)
The extended breakfast kitchen has wood finished units and includes a 1½ bowl sink with a mixer tap and a four ring gas hob set in a work surface with cupboards, drawers and an integrated dishwasher below, work surface with double cupboard and two drawers under, double oven with cupboards above and below, integrated fridge and freezer, further work surface with double cupboard and two drawers beneath, matching eye level wall cupboards to two walls, double glazed window to the rear and a half double glazed door with a double glazed window to the side leading into the conservatory.

## Utility Room
7'4 x 7'2 approx (2.24m x 2.18m approx)
The utility room has a work surface with space for an automatic washing machine, cupboard and drawers beneath, double wall cupboard, recess with a double fitted cupboard, wall mounted boiler, opaque double glazed window, tiled flooring, internal door to garage and ladder heated towel radiator.

## Ground Floor w.c.
Having a low flush w.c., wall mounted hand basin with a mixer tap and a mirror on the wall above and an opaque double glazed window.

## Office/Study
9'3 x 7'9 approx (2.82m x 2.36m approx)
Double glazed window overlooking the rear garden and a radiator.

## First Floor Landing
Hatch to loft and doors to:

## Bedroom 1
12'9 x 11'6 plus dressing area approx (3.89m x 3.51m plus dressing area approx)
The main bedroom has a double glazed window to the rear and two Velux windows to the sloping ceiling, radiator and a double built-in storage cupboard with wall lights to the bed position.

As you enter the main bedroom from the landing, there is a dressing area (7'9 x 6'9) which is fitted with a range of wardrobes and from this area there is an arch to the main bedroom.

## En-Suite
The en-suite to the main bedroom has a walk-in shower with tiling to the three walls and a glazed door, low flush w.c. and a hand basin with a mixer tap, tiled splashback, mirror to the wall above and a double cupboard under, towel ladder radiator and a Velux window.

## Bedroom 2
14'7 x 11'10 approx (4.45m x 3.61m approx)
Double glazed window to the front, range of built-in wardrobes with cupboards over to one wall with a further range of wardrobes to a second wall, radiator and two access point to roof storage space.

## Bedroom 3
13'4 x 7'9 approx (4.06m x 2.36m approx)
Double glazed window to the front, radiator and two double built-in wardrobes with cupboards over.

## Bedroom 4
10'7 x 10'5 approx (3.23m x 3.18m approx)
Double glazed window to the rear and a radiator.

## Bathroom
The main bathroom has a white suite including a panelled bath with chrome hand rails and a mains flow shower over with a protective screen and tiling to three walls, low flush w.c., hand basin with a mixer tap, cupboards and drawers under and a mirror with a vanity cupboard and shelving and a pelmet with lighting over and there is an electric shaver point within the cupboard, ladder towel radiator, X-pelair fan and a Velux window provides natural light into the bathroom.

## Outside
The front area of the property has recently been re-designed and there is a now a resin driveway in front of the garage which provides off road parking for three vehicles and there is a retaining wall to the side of the drive and to the front boundary with there being a lawn with beds to the sides. There is a block paved pathway running front the drive across the front of the house to the left hand side where there is a pathway which provides access through a gate to the rear.

At the rear of the property there is a patio to the immediate rear leading onto a lawn with rockeried beds and pond to the left hand side and a path runs down to the bottom of the garden where there are a selection of fruit trees and a shed is positioned in the bottom right hand corner. The rear garden is kept private by having good quality fencing to the side boundaries and there is an outside water supply and external lighting provided.

## Garage
17'5 x 7'5 approx (5.31m x 2.26m approx)
The integral garage has double opening doors at the front and an internal door leading to the utility room, the gas and electric meters are housed in the garage as is the control panel for the solar panels on the roof. There are power points and lighting provided in the garage.

## Agents Notes
Solar panels are fitted to one side of the roof which helps to reduce the energy costs consumed by the property and further details can be provided to interested parties.

## Council Tax
Broxtowe Borough Council Band E

GROUND FLOOR
1061 sq.ft. (98.6 sq.m.) approx.

1ST FLOOR
842 sq.ft. (78.2 sq.m.) approx.

TOTAL FLOOR AREA : 1903 sq.ft. (176.8 sq.m.) approx.

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, emission 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 as to their operability or efficiency can be given.
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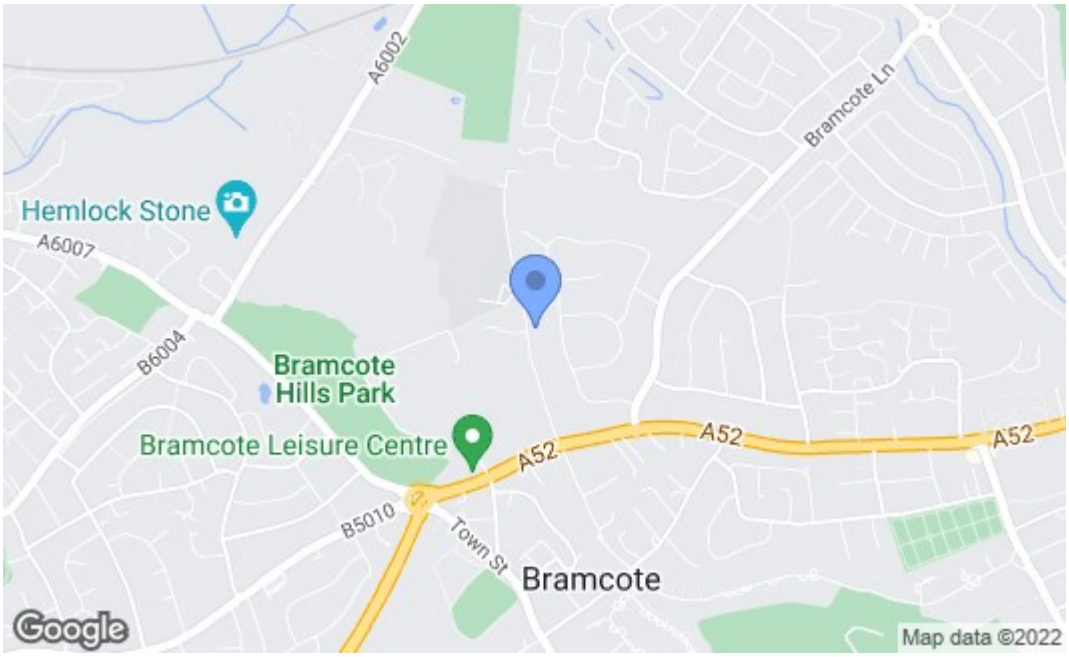


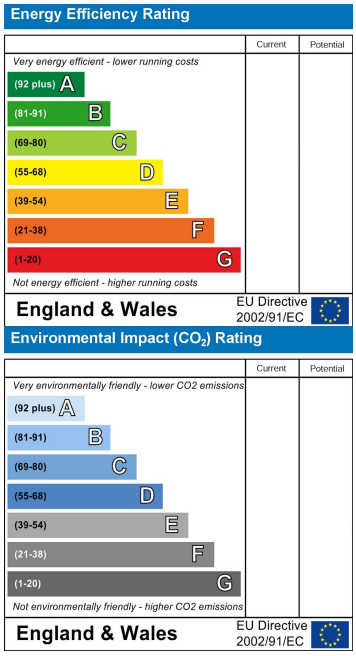


These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

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