

| Beeston Fields Drive | Bramcote | Nottingham | NG9 3TD

**Robert Ellis**  
RESIDENTIAL



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## Porch

Open porch with stone flooring and a solid oak bespoke front door with double glazed panels either side leading to:

## Reception Hall

The main reception hall has stairs with a hand rail and oak panelling to the lower part of the walls leading to the first floor, oak flooring, radiator in a decorative housing, recessed lighting to the ceiling and a wall light.

## Cloakroom

The cloakroom has a feature vertical radiator, tiled flooring with steps leading down to the internal door to the garage and there is access to storage space beneath the stairs, recessed lighting to the ceiling and a door with inset etched glazed panel leading into the ground floor w.c.

## Ground Floor w.c.

Two opaque double glazed windows with fitted blinds to the front, low flush w.c. and hand basin with mixer tap, a granite splashback with a mirror to the wall above and a double cupboard under, tiled flooring, chrome ladder towel radiator and recessed lighting to the ceiling.

## Drawing Room

18'9 x 19'2 to 13'9 approx (5.72m x 5.84m to 4.19m approx)

This main reception room faces south and has beautiful views down the garden and beyond. It has double glazed full height windows to either side with there being electrically operated blinds to the doors and windows and there is a double glazed window to the side, feature log effect gas fire set in a Minton style surround and hearth, two further feature radiators, one in a decorative housing, two wall lights and recessed lighting to the ceiling.

## Sitting Room

13'9 x 11'8 approx (4.19m x 3.56m approx)

Having double galzed sliding doors leading out to the patio at the rear, radiator in a decorative housing, two wall lights and recessed lighting to the ceiling.

## Study

10'3 x 9'10 approx (3.12m x 3.00m approx)

Double glazed window with a fitted blind to the front, radiator and recessed lighting to the ceiling.

## Open Plan Living/Dining Kitchen

26'3 x 24'6 approx (8.00m x 7.47m approx)

This stunning open plan living area was fitted by Fine Finish Kitchens of Bunny and has Farrow and Ball inchyra blue and shaded white finished hand-made Shaker style units and granite work surfaces and includes a double bowl sink with a mixer tap and five ring AEG induction hob set in a granite surface extending along one wall with drawers, a Bosch integrated dishwasher, cupboards and tray rack below and shelves above, central island with a granite surface incorporating a sink with mixer tap with there being a hard wood section to the end of the island which provides seating for up to five people and beneath the island there are cupboards, drawers, a bin cupboard and wine cooler with dropped lighting over the island, matching eye level wall cupboards with lighting under and a hood over the cooking area, Neff oven and combination oven with a warming drawer and drawer below and a cupboard above, housing for an upright fridge/freezer with a wine rack to one side, recessed lighting to the ceiling, Portraits Tozeur stone effect porcelain tiled flooring with underfloor heating, a three panel full height double glazed Visaglide Plus sliding doors leading out to the south facing patio and gardens, there is a double glazed sliding door to the side and full height double glazed window to the left of the main doors, all fitted with electrically operated blinds. There is an oak panelled door to the pantry which has shelving, tiled flooring, recessed lighting and the electric consumer unit and gas meter are housed in the pantry.

## Laundry Room

11'6 x 8'2 approx (3.51m x 2.49m approx)

Having a stainless steel sink with a mixer tap set in a work surface with cupboards and space for an automatic washing machine below, tiled flooring, radiator, double glazed window with blind to the side, Neptune high level shelf and hanging unit to the wall, wall mounted Baxi boiler, composite panelled door with inset glazed panel leading out to the side of the house and an oak panelled door to the store room.

## Store Room

8'4 x 4'8 approx (2.54m x 1.42m approx)

Having two double glazed windows, one with a fitted blind, tiled flooring and shelving to one wall.

## Snug/Sitting Room

15'7 x 11'5 approx (4.75m x 3.48m approx)

This sitting room is entered from the living/dining kitchen and has a double glazed window with a fitted blind to the front, a built-in double shelved cupboard with shelving and recessed light above, feature radiator, Alternative Flooring seagrass floor covering and an original wall mounted bell box to one wall.

## First Floor Landing

The oak panelling continues from the stairs onto the landing and there is an oak balustrade extending around the stairs on the landing, double glazed window to the front, arched recess with a light and shelf with a radiator below, oak panelled doors leading to the bedrooms and bathroom, built-in airing/storage cupboard housing the hot water tank and an access door to the steps which lead to the attic.

## Bedroom 1

17'10 x 13'10 approx (5.44m x 4.22m approx)

Two double glazed windows overlooking the gardens and golf course and a double glazed window to the side overlooking the tennis court, two radiators, recessed lighting and two pendant lights to the ceiling and a range of built-in wardrobes providing hanging space, shelving and drawers.

## En-Suite Bathroom

13'10 x 8'3 approx (4.22m x 2.51m approx)

The en-suite to the main bedroom has a stand-alone bath with a floor mounted mixer tap and hand held shower, a large walk-in shower with a mains flow shower system, tiling to three walls with a recess to one of the walls and a pivot glazed door and glazed side panel, low flush w.c. with a concealed cistern, Catalano sink with a mixer tap and two drawers under and a tiled shelf and mirror fronted cabinet to the wall above, Porcelanosa tiling to the walls by the sink and w.c. areas, tiled flooring, feature radiator with chrome heated towel rails, double glazed window with a blind to the side, recessed lighting to the ceiling, extractor fan and a range of built-in wardrobes providing hanging space, shelving and drawers.

## Bedroom 2

17'10 x 14'6 approx (5.44m x 4.42m approx)

Two double glazed windows to the rear overlooking the gardens and golf course, recessed lighting and two pendant lights to the ceiling, two radiators, two wall lights by the bed position and an oak panelled door leading to:

## En-Suite Shower Room

The en-suite has a walk-in shower with a mains flow shower system including a rainwater shower head and hand held shower, tiling to three walls with a recess to one wall, low flush w.c. with a concealed cistern, hand basin with a mixer tap, drawer below and a mirror fronted cabinet with light to the wall above, double glazed window with views over the gardens and golf course, tiling to the walls by the w.c. and sink areas, chrome ladder towel radiator, recessed lighting to the ceiling, extractor fan to the ceiling in the shower and tiled flooring with underfloor heating.

## Bedroom 3

13'8 x 11'5 to 10'2 approx (4.17m x 3.48m to 3.10m approx)

Double glazed window to the front, original feature tiled fireplace with hearth, built-in shelved cupboard and a double built-in wardrobe, radiator and oak panelled door leading to:

## En-Suite

The en-suite to this bedroom has a large walk-in shower with a mains flow shower system including a rainwater shower head and hand held shower, tiling to three walls with a recess to one wall, low flush w.c. with a concealed cistern, hand basin with a mixer tap, drawer under and mirror with a light to the wall above, tiling to the walls by the sink and w.c. areas, chrome ladder towel radiator, tiled flooring with underfloor heating, opaque double glazed window with a fitted blind, recessed lighting to the ceiling and an extractor fan.

## Bedroom 4

15'2 x 9' approx (4.62m x 2.74m approx)

Double glazed window overlooking the garden and golf course, built-in shelved storage cupboard and a built-in wardrobe and recessed lighting to the ceiling.

## Bedroom 5

9'10 x 10'4 approx (3.00m x 3.15m approx)

Two double glazed windows to the front and a radiator.

## Bathroom

The main bathroom has a white suite with a tiled panelled bath with a wall mounted mixer tap and mains flow shower over with tiling to three walls and a protective glazed screen, low flush w.c. with a concealed cistern, hand basin with a mirror and light to the wall above, recessed lighting to the ceiling, chrome ladder towel radiator, extractor fan and tiled flooring.

## Outside

At the front of the property there is a pebbled 'in and out' driveway with block paving as you enter and leave the drive, there is a lawn with trees and block edging to the sides and there are gates and natural screening either side of the house providing access to the rear.

The rear garden is a particularly important feature of this beautiful home with there being a natural stone terrace extending across the rear of the house with planted beds and steps leading down to the main lawns, there is a step to the right hand side of the patio which leads onto a path that extends to a seating area where there is a summerhouse and a gate provides access out to the front. To the left hand side there is a further patio/seating area and a path which runs down the side of the house to a gate leading out to the front, there is a door to the side of the house and a brick outbuilding and there is also a bin storage area and natural screening of bushes between the house and the property next door. There is a path leading down the left hand side of the garden with the main lawn extending down to the hedge running along the rear boundary where there is a further path, there are mature planted beds with a wide selection of perennial and herbaceous plants and bushes which help to provide screening for the property from the golf course, there is a pergola in the middle of the garden with planting to either side, double picket gates leading out to the golf course and behind the tennis court there is an orchard and wild garden area.

## Tennis Court

To the right hand side of the property there is a full size tennis court with fencing and screening to the sides and there is a pergola access from the garden at the side of the house to the tennis court.

## Garage 1

16'7 x 8'5 approx (5.05m x 2.57m approx)

This garage is integral to the main building and has an up and over door to the front, fitted bench and shelving to the walls, an electric consumer unit is housed in the garage, there is an outside tap and power points and lighting are provided with there being a walk-way through to the second garage.

## Garage 2

17'9 x 8'5 approx (5.41m x 2.57m approx)

Up and over door to the front, double glazed window to the side, wall mounted electric meter and power and lighting is provided.

## Council Tax

Broxtowe Borough Council Band G

## Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 5mbps Superfast 57mbps Ultrafast 1mbps

Phone Signal – EE, O2, Three, Vodafone

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No



THIS IS PROBABLY ONE OF THE FINEST PROPERTIES SITUATED ON BEESTON FIELDS DRIVE, PROVIDING FIVE DOUBLE BEDROOMS, OPEN PLAN LIVING SPACE AND FOUR RECEPTION ROOMS, LOCATED ON A PLOT WHICH IS APPROX AN ACRE IN SIZE WITH A TENNIS COURT TO THE RIGHT OF THE HOUSE.

Robert Ellis are pleased to be instructed to market this stunning detached family home which was originally built in the 1930's, and approximately 8 years ago was extended and re-modelled to create a highly appointed home which we feel ideally suits today's family living. The property is positioned on a plot which is approx. an acre in size with the main gardens being at the rear and these are southerly facing and overlook Beeston Fields Golf Course. There is also a full size tennis court positioned to the right of the house and although there is no planning permission in place, we believe this is a potential building plot to construct a substantial individual detached home.

Beeston Fields Drive is probably one of the most prestigious addresses in Nottinghamshire which over recent years has seen many of the original houses re-developed to create beautiful individual homes. With the Drive being accessed from both Wollaton Road and Cow Lane, there is easy access to all the amenities and facilities provided by Beeston and the surrounding area and to excellent transport links, all of which have helped to make this such a desirable location for people looking for a larger individual home in a highly regarded location to the West of Nottingham.

The property has been occupied by the same family since the 1950's and has an attractive facia brick to the external elevations under a pitched tiled roof to the main property. When the property was re-designed and extended it had a new heating system installed, was re-wired and had high quality Robert Edwards aluminium composite double glazing installed and now provides a home which is ready to move into without having to carry out any work.





Being entered through a bespoke solid oak front door, the accommodation includes a reception hall with oak flooring, a cloakroom and ground floor w.c. off the hall, a lounge with sliding double glazed doors to the gardens, a study, sitting room, again with sliding double glazed doors to the garden and the open plan exclusively fitted and equipped living/dining kitchen which has hand-made Shaker style units finished in Farrow and Ball inchyra blue and shaded white, granite work surfaces and integrated appliances and there is a utility/laundry room and a store room off the kitchen and a further sitting room/snug connecting to the kitchen.

To the first floor the landing leads to the five double bedrooms, the master bedroom having a full bathroom en-suite including a stand-alone bath and a separate walk-in shower, two further bedrooms have new en-suite shower rooms and there is the family bathroom with a mains flow shower over the bath. Outside there is a double garage and 'in and out' drive and lawn at the front, the tennis court is situated to the right of the house and the southerly facing gardens have a patio extending across the rear of the house with steps leading to the lawns, which have established borders to the sides, there is a wild garden and orchard area and hedging to the boundaries with an open aspect at the rear over the golf course.

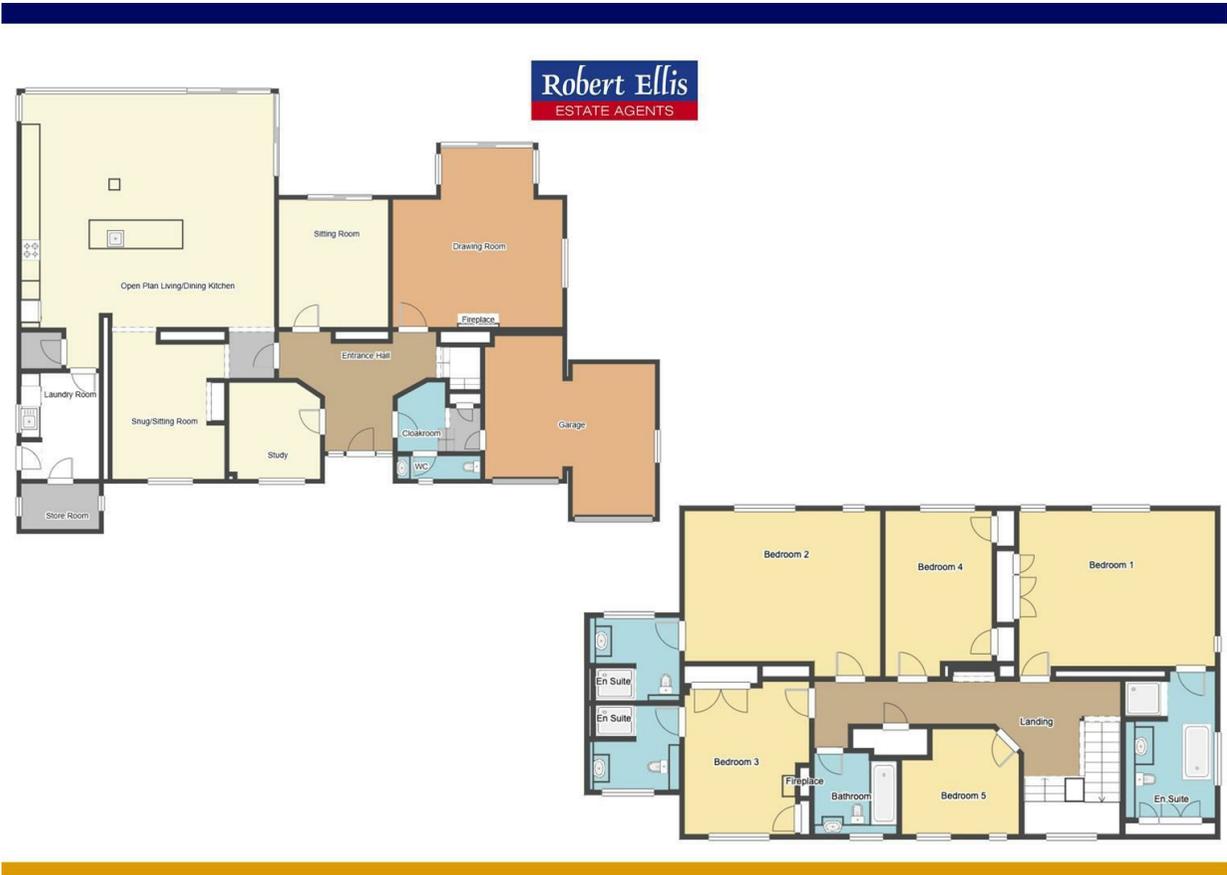
The property is only a few minutes drive away from Beeston where there is a Sainsbury's, Tesco and Aldi stores as well as many other retail outlets, there are local schools for all ages within easy reach, with the Nottingham high schools and The Elms and Trent College in Long Eaton only being a short drive away, there are healthcare and sports facilities which include Beeston Fields and other golf courses, the Nottingham University and Boots are only a few minutes drive away 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 good access to Nottingham, Derby and other East Midlands towns and cities.



For more information or to arrange a viewing call **0115 946 1818**

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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			
(32 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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.