Robert Ellis

look no further...

Thoresby Road,
Bramcote, Nottingham
NG9 3EN

O/O £500,000 Freehold

THIS IS AN INDIVIDUAL DETACHED HOUSE SITUATED WITHIN THIS VERY POPULAR RESIDENTIAL AREA TO THE WEST OF NOTTINGHAM WHICH OFFERS HIGHLY APPOINTED ACCOMMODATION THROUGHOUT.

Being located on Thoresby Road, this detached property offers a lovely home that will suit a whole range of buyers who are looking for a property in the Bramcote or Wollaton area. The property has been totally refurbished throughout and includes a spacious open plan living/dining kitchen from which there are bi-folding doors leading out to the rear garden. For all that is included in this lovely home to be appreciated, we strongly recommend that interested parties do take a full inspection so they can see the size and layout of the accommodation and the privacy of the large Southerly facing rear garden for themselves. The property is close to all the shops and other facilities provided on Bramcote Lane as well as excellent local schools and transport links, all of which have helped to make this a very popular and convenient place for people to live.

The property stands back from the road with parking for several vehicles at the front and is constructed of a facia brick to the external elevations under a pitched tiled roof. The property has been re-wired throughout and has a brand new boiler for the central heating system and there is double glazing throughout. Being entered through an open porch and stylish composite front door, the accommodation includes a spacious reception hall from which there are stairs taking you to the first floor, an oak panelled door leading into the lounge/sitting room which is positioned at the front of the house and has a double glazed bay window at the front and an oak panelled door with inset glazed panels leading to the open plan living/dining kitchen which has high quality Shaker style fitted units and marble work surfaces with a central island and several appliances including the integrated dishwasher, fridge and freezer and the Range Master cooking range which is incorporated within a purpose designed alcove. This large area of the property has quality laminate flooring with under floor heating and there are bi-folding doors leading out to the recently laid patio at the rear of the property. There is a ground floor w.c. and off the hall a cloaks cupboard and further storage cupboard and to the first the landing takes you to the three double bedrooms, the main bedroom having an extensive range of mirror fronted wardrobes extending along one wall, these being fitted with shelving, drawers and hanging space and the luxurious bathroom which is fully tiled and includes a feature tiled wall incorporating a mirror by the sink area, has tiled flooring with under floor heating together with a large bath that has a mains flow shower over and there is a mist free wall mounted TV set in the wall at the end of the bath. Outside there is an adjoining brick garage with double opening doors and outside the garage there is an electric charging point for an electric vehicle and external power points. At the front of the house there is an extensive pebbled parking area which provides off the road parking for several vehicles, to the right of the house there is a pathway with a gate leading to the rear and at the rear of the property there is the recently laid polished slabbed patio that extends across the house and from the patio there are steps leading to a large lawned garden, all of which is kept private by having fencing to the three boundaries.

The property is well placed for easy access to the shopping facilities as well as coffee eateries and restaurants found on Bramcote Lane which is only a few minutes walk from the house. The shops include a Co-op store and a Sainsbury's and there is also the highly regarded Cods Scallops fish and chip restaurant, a recently opened burger restaurant, a highly regarded butchers and other retail outlets. There are excellent schools for all ages within easy reach of the property, further shopping facilities can be found in nearby Beeston, there are bus routes from Derby Road which is at the bottom of Thoresby Road taking you in to Nottingham and past the Nottingham University and QMC which are only a few minutes away from the property, there are healthcare and sports facilities including several local golf course, Wollaton Park and Hall is again only a short drive away and the transport links include J25 of the M1, East Midlands Airport, stations at Beeston and Nottingham and the A52 and other main roads provide excellent access to Nottingham, Derby and other East Midlands towns and cities.

Porch
Open porch with matted flooring leading through a stylish composite panelled front door to:

Reception Hall
Stairs with balustrade leading to the first floor, etched stained glass window to the front with the house number included, double glazed window to the side, quality laminate flooring that extends through into the dining/living kitchen, radiator, recessed lighting to the ceiling, double cupboard beneath the stairs, cloaks cupboard and oak panelled doors leading to the rooms off the hall.

Ground Floor w.c.
The ground floor w.c. has a low flush w.c. with a concealed cistern and shelves to either side, sink with a mixer tap and tiled splashback with a mirror above and cupboard below, eye level wall storage cupboard and recessed lighting to the ceiling.

Lounge/Sitting Room
13'9 x 11'10 approx (4.19m x 3.61m approx)
Double glazed bay window to the front with fitted shutters and a radiator.

Dining/Living Kitchen
22'8 x 14' approx (6.91m x 4.27m approx)
This large open plan living space extends across the rear of the house and the kitchen part of the room is fitted with Shaker style units and granite work surfaces and includes a Belfast sink with a mixer tap which provides hot water for making drinks etc and a waste disposal unit set in an L shaped granite work surface with cupboards, integrated dishwasher, fridge and freezer and drawer below, Range Master cooking range set in an alcove with cupboards to either side and marble back plate and shelf over, further marble work surface with double cupboard and drawer beneath, central island/breakfast bar with a granite surface having cupboards, drawer, pull out bin cupboard and a shelf below, eye level microwave oven with cupboards to the side and above and lighting below, shelved pantry style cupboard, bi-folding doors leading out to the rear garden, double glazed window to the rear, quality laminate flooring with under floor heating, recessed lighting to the ceiling, half opaque double glazed composite door leading out to the side of the property, bracket and wiring for a wall mounted TV, panelled door to the ground floor w.c. and an oak door with two inset glazed panels leading to the hallway.

First Floor Landing
The balustrade continues to the landing, double glazed window to the front, recessed lights to the ceiling, hatch to loft and oak panelled doors to:

Bedroom 1
13'9 x 11'11 approx (4.19m x 3.63m approx)
Double glazed window overlooking the rear garden, range of built-in wardrobes extending along one wall with mirror fronted sliding doors and fitted shelving, hanging space and drawers and a radiator.

Bedroom 2
14' x 11'11 approx (4.27m x 3.63m approx)
Double glazed bay window to the front and a radiator.

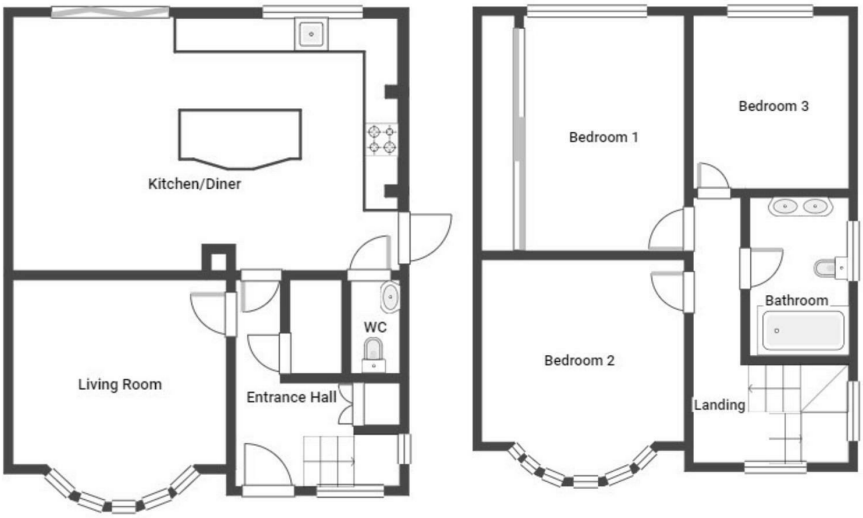
Bedroom 3
10'6 x 10' approx (3.20m x 3.05m approx)
Double glazed window to the rear and a radiator.

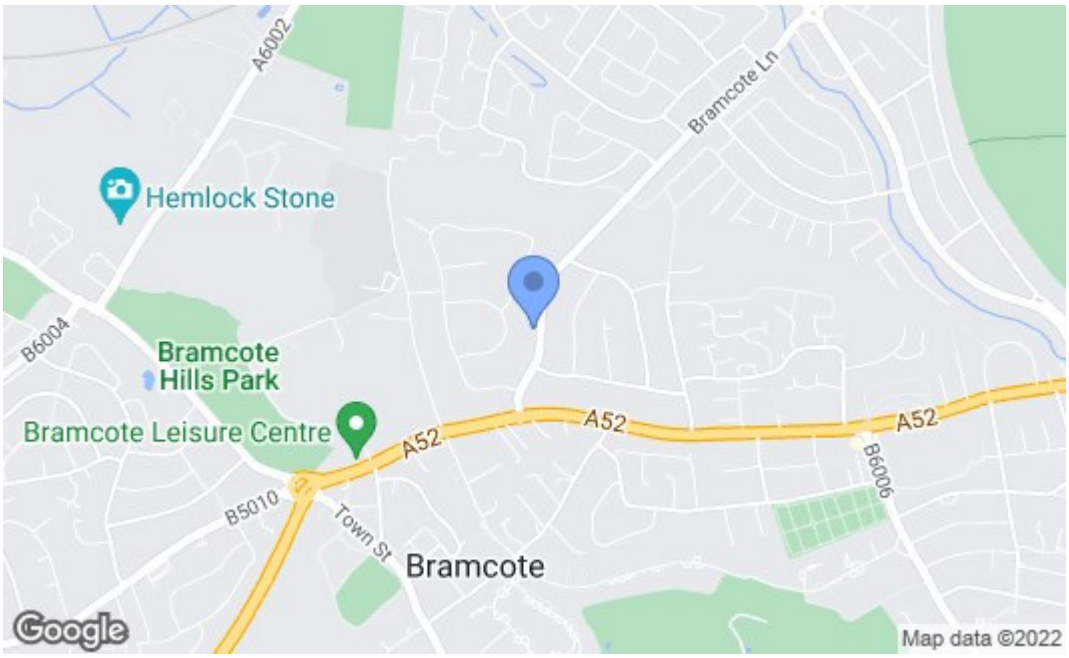
Bathroom
The luxurious bathroom is fully tiled and has a tiled floor with under floor heating and is fitted with a white suite including a large bath which has mixer taps, a mains flow rainwater shower over and a protective glazed screen and at the end of the bath there is a mist free TV inset into the wall, two hand basins with mixer taps and drawers with fitted shelves beneath, low flush w.c., recessed lighting to the ceiling, mirror set into a feature wall to the sink area and an opaque double glazed window.

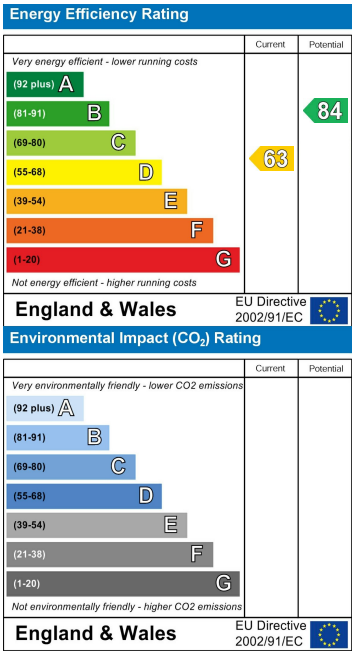
Outside
At the front of the property there is a pebbled driveway and off the road parking area for several vehicles and to the right of the property there is a bin storage area and a gate leading to a path which takes you to the rear of the house. There are external power points and an electric charging point for an electric vehicle next to the garage, there is a fence to the right hand boundary, a hedge to the left and wall to the front. There is Telesensor lighting in front of the house which provides external ambient lighting.

The rear garden has recently had a polished slabbed patio laid to the immediate rear of the house and this extends across the rear of the property and has raised beds to either side and steps leading onto a large lawned garden which is kept private by having fencing to the three boundaries. As you look at the property from the rear there is the path running down the left hand side of the house and to the right there is access to the rear of the garage. There is outside lighting and an external water supply provided at the rear.

Garage
16' x 7'6 approx (4.88m x 2.29m approx)
The adjoining brick garage has double opening wooden doors with inset glazed panels, a UPVC panel door and double glazed window to the rear, power and lighting and access to a roof storage space above the garage. There is also a stainless steel sink with mixer tap and cupboards below and a work surface with space beneath for both an automatic washing machine and tumble dryer.







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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