Robert Ellis

look no further. . .







Cow Lane,
Bramcote, Nottingham
NG9 3DJ

£935,000 Freehold

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THIS IS AN ATTRACTIVE FOUR/FIVE DOUBLE BEDROOM DETACHED FAMILY HOME PROVIDING SPACIOUS GROUND FLOOR LIVING ACCOMMODATION, SITUATED ON A QUIET CUL-DE-SAC OF EIGHT SIMILAR PROPERTIES IN THIS PRESTIGIOUS RESIDENTIAL AREA TO THE WEST OF NOTTINGHAM.

Robert Ellis is pleased to be instructed to market this substantial family home which was originally built by Gilbert & Hall approx. 13 years ago. The property is situated on a quiet, private cul-de-sac within this sought after residential area comprising of eight similar properties. The property has recently been re-designed on the first floor to create a large bedroom suite, with the main bedroom having a large high quality fitted dressing room and an en-suite shower room. For the size and layout of the spacious accommodation to be appreciated, we recommend that interested parties take a full inspection so they are able to see all that is included in this beautiful home for themselves. The property is well placed for easy access to Nottingham city centre, University of Nottingham, Boots campus and to many local amenities and facilities provided by the area, as well as to excellent transport links, all of which have helped to make this a popular and convenient place to live.

The property is constructed of an attractive facia brick to the external elevations under a pitched tiled roof and the spacious accommodation derives the benefits of having gas central heating and double glazing, with three sets of bi-fold doors leading from the reception rooms and living/dining kitchen to the private landscaped gardens at the side and rear. The house is entered through an open porch and a secure front door into the spacious reception hall which has porcelain tiled flooring extending through into the living/dining kitchen. There is a ground floor w.c. off the hall, the lounge has a recently installed remote gas fire set in the chimney breast, there is a separate sitting/dining room, again having bi-fold doors to the garden, a separate study and double opening glazed doors lead from the hall to the living/dining kitchen which is exclusively fitted with white finished units and granite work surfaces and has several integrated appliances and from the kitchen there are bi-fold doors to the rear garden, there is a large utility room with a second ground floor w.c. off and a door leads to the integral double garage. To the first floor the landing leads to the four double bedrooms, with the main bedroom having the recently created dressing room with high quality fitted wardrobes having been installed over the past couple of years and this bedroom also has its own en-suite shower room/w.c., the second bedroom has a walk-in wardrobe with fittings to two walls and its own en-suite shower room/w.c. and there is the main family bathroom which, as with the en-suite's, is fully tiled and has a stand-alone bath and a large walk-in shower. Outside there is the integral double garage with tiled flooring and recently installed storage fittings to one wall, a block paved double width driveway in the front of the garage. There are gates either side of the property providing access to the main garden areas which extend down the side of the house where there are patios and lawned gardens and to the rear where there are further patios and lawns, with the garden being kept private by having fencing and established natural screening to the boundaries and there is a garden room which makes an ideal home office, gym or somewhere to enjoy outside living.

The property is only a few minutes drive away from Beeston where there is a Sainsbury's, Tesco and an Aldi store, as well as many other retail outlets as well as excellent local pubs and various restaurants. The White Lion pub is situated in the middle of Bramcote and this is within walking distance of the property, there are excellent schools for all ages within easy reach, with the Nottingham High Schools and Trent College Schools only being a short drive away, healthcare and sports facilities including several local golf courses and the excellent transport links include J25 of the M1, East Midlands Airport, stations at Beeston, Long Eaton, 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.





Porch
An open porch with a brick pillar, slabbed flooring, panelling to the ceiling with an outside light, solid wood panelled security front door with high quality locking system having an inset double glazed panel leading into:

Reception Hall
21' x 12'2 to 7'2 approx (6.40m x 3.71m to 2.18m approx)
Porcelain tiled flooring which extends into the living/dining kitchen, recessed lighting to the ceiling, feature vertical radiator, stairs with wooden balustrade leading to the first floor, two wall lights, wood veneer panelled doors leading to the study, dining/sitting room and glazed doors to the lounge and living/dining kitchen, a double glazed full height window with a fitted blind to the front.

Cloaks/w.c.
The ground floor w.c. is half tiled and has a white low flush w.c. with a concealed cistern, a wall mounted hand basin with a mixer tap, a chrome ladder towel radiator, porcelain tiled flooring and recessed lighting to the ceiling.

Lounge
16'2 x 15'10 approx (4.93m x 4.83m approx)
Having a four panelled bi-fold door system leading out to the patio at the side of the property, a newly installed remote feature gas log effect fire set in a chimney breast with a wooden mantle over and a stone hearth with double glazed windows to either side, vertical radiator and a second radiator, oak flooring, recessed ceiling light and two inset ceiling speakers and glazed oak veneer doors leading into the hall.

Dining/Sitting Room
14'6 x 14'6 reducing to 11'2 approx (4.42m x 4.42m reducing to 3.40m approx)
Having a four panel double glazed bi-fold door system leading out to the patio at the side of the property, oak flooring, radiator, two inset ceiling speakers and control panel for the heating system.

Study
14' x 6'1 approx (4.27m x 1.85m approx)
Georgian style double glazed style window to the front and a second double glazed window to the side, a radiator and oak flooring.

Dining Kitchen
17'7 x 16'7 approx (5.36m x 5.05m approx)
The exclusively fitted kitchen has white fronted units with brushed stainless steel fittings and granite work surfaces and includes a 1½ bowl sink with a mixer tap set in an L shaped granite work surface with cupboards, an integrated Fisher Paykel two drawer dishwasher, a pull out unit with a pull out drawer and a large wine cooler below, a Siemens four ring electric induction and two ring gas hob set in a central island with a hood over the cooking area and a pull up bank power points in the granite surface which has seating at one side and cupboards and wide drawers below, matching pull up eye level wall units with lighting under, two Siemens ovens, a Siemens combination oven and Siemens coffee machine incorporated in a bank of units with drawers below and cupboards above and full height shelved storage cupboards to either side with the unit on the right having pull out drawers, shelving to the recesses either side of the oven area, space for an American fridge/freezer, four panel bi-fold door system leading out to the rear garden, a Georgian double glazed window to the rear, Porcelain tiled flooring, radiator, an oak veneer glazed door leading back into the hall and oak veneer doors leading into:

Utility Room
12'3 x 5'9 approx (3.73m x 1.75m approx)
The utility room has a stainless steel sink with a mixer tap set in a work surface with double cupboard and spaces below for an automatic washing machine and tumble dryer, a double eye level shelved wall cupboard above the work surface, tiled walls to the work surface areas, an upright pantry cupboard with pull out shelving and a further upright cupboard having a hanging rail and shelf, porcelain tiled flooring, radiator, recessed lighting to the ceiling, Georgian double glazed window to the side, cloaks hanging and oak veneer doors leading to a second w.c. and the garage.

Ground Floor w.c.
The second ground floor w.c. has a low flush w.c. with a concealed cistern, wall mounted hand basin with a mixer tap, tiling to the walls by the w.c. and sink areas, radiator, porcelain tiled flooring, opaque Georgian double glazed window and a recessed light to the ceiling.

First Floor Landing
The feature balustrade continues from the stairs onto the landing with a double glazed full height leaded window on the half landing, recessed lighting and a light-well to the ceiling, radiator, wall mounted control unit for the heating system and oak veneer doors leading to the bedrooms, bathroom and airing/storage cupboard.

Airing/Storage Cupboard
This large airing/storage cupboard houses the hot water storage tank with a shelf above, radiator and there is a light in the cupboard.

Master Bedroom Suite
As people will see when they view the property, the original fifth bedroom has been incorporated into the master bedroom suite with a lobby area from the landing and from the lobby area there is an oak veneer door leading into the bedroom and a walk through into the dressing room area.

Bedroom 1
17'1 to 12'9 x 16'8 approx (5.21m to 3.89m x 5.08m approx)
The master bedroom has Georgian double glazed windows to the rear and side, two radiators, recessed lighting to part of the ceiling, hatch to the loft and an oak veneer door to:

En-Suite Shower Room
The en-suite to the main bedroom is fully tiled and has a large walk-in shower with a mains flow shower system having a rainwater shower head and hand held shower, tiling to three walls and a glazed pivot door and protective screen, a wall mounted hand basin with a mixer tap and mirror fronted cabinet to the wall above and a low flush w.c. with a concealed cistern, full height chrome ladder towel radiator, tiled flooring with underfloor heating, recessed lighting to the ceiling and an opaque Georgian double glazed window to the side.

Dressing Room
12'7 x 8'6 plus wardrobes (3.84m x 2.59m plus wardrobes)
The dressing room has been newly fitted and has ranges of wardrobes extending to three walls providing hanging space, shelving, shoe racks and drawers with pull out shelving to one of the double wardrobes, a fitted two door unit under the Georgian double glazed window to the side and a radiator.

Bedroom 2
16'9 x 12'3 approx (5.11m x 3.73m approx)
Double glazed Georgian French style doors with a Juliette balcony and a double glazed window to the front, radiator and an aerial point and power point for a wall mounted TV and there are oak veneer doors leading to the walk-in wardrobe and en-suite shower room.

Walk-in Wardrobe
The walk-in wardrobe is fitted with hanging space, shelving and a three drawer unit with the fittings extending to three walls, there is recessed lighting to the ceiling and a radiator in the wardrobe.

En-Suite
The en-suite to the second bedroom is fully tiled and has a walk-in shower with a mains flow shower system having a rainwater shower head and hand held shower, tiling to three walls and a pivot glazed door and protective screen, wall mounted hand basin with a mixer tap and a mirror fronted cabinet to the wall above and a low flush w.c., chrome ladder towel radiator, tiled flooring with underfloor heating, recessed lighting to the ceiling and a Georgian double glazed window to the side.

Bedroom 3
16'2 x 12' approx (4.93m x 3.66m approx)
Georgian double glazed window to the side and a radiator.

Bedroom 4
14'7 x 11'2 approx (4.45m x 3.40m approx)
Georgian double glazed window to the side and a radiator.

Bathroom
The main bathroom is fully tiled and has a stand-alone bath with a wall mounted mixer tap and Velux window to the sloping ceiling above, large walk-in shower with a mains flow shower system having a rainwater shower head and hand held shower, tiling to three walls and a pivot glazed door and a protective screen, twin hand basins with mixer taps having a drawer below, two mirrors with lighting set on a mosaic tiled wall above, low flush w.c. with a concealed cistern and tiled shelf above, tiled flooring with underfloor heating, chrome ladder towel radiator and recessed lighting to the ceiling.

Outside
There is a block paved double width driveway in front of the garage and an Indian sandstone path runs from the road to the porch and through a gate which provides access to the garden at the side of the property. There is are hedges to the front boundary and a path with a gate on the left of the house providing access to the rear garden with a fence to the side boundary and there is an outside security light in front of the house.

The gardens extend from the side to the rear of the property with an Indian sandstone pathway extends down the side of the house with borders next to the property, two slabbed patio areas, one with raised beds to two sides, established planted borders around the patios and natural screening and various fruit trees and bushes running along the side boundary, there are two lawned areas at the side and a slabbed and stone area in front of the garden room, with the patio extending to the rear of the property and steps leading to a further patio with there being a stoned area, raised bed and an established acer tree to one side of the patio and a lawn with raised beds to two sides and a pebbled area between the lawn and patio, established laurel hedging running along the rear boundary, there is outside lighting at the rear of the property, security cameras and an outside tap on the left hand side of the house with up and down lighting either side of the bi-fold doors from the kitchen, lounge and dining room.

Garden Room
This purpose built garden room is positioned in the bottom right hand corner of the garden and has wood panelling to the outside walls, recessed lighting in the soffitt above the three panel bi-fold doors which provide access at the front, panelling to the inner walls and ceiling, oak laminate flooring, wall mounted electric consumer unit, eight power points, recessed lighting to the ceiling and there is a full height double glazed window to the side.

Garage
17'5 x 16'1 approx (5.31m x 4.90m approx)
The garage has an electrically operated up and over wooden door to the front, personnel door to the side, a recently fitted work surface with cupboards and drawers below and two upright shelved storage units with shelving, tiled flooring, double glazed window to the side, hot and cold taps, the electric consumer unit is mounted on the wall in the garage and there is the wall mounted gas boiler.

Council Tax
Broxtowe Borough Council Band G

Agents Notes
There are AI photos on this property.

Additional Information
Electricity – Mains supply
Water – Mains supply
Heating – Gas central heating
Septic Tank – No
Broadband – BT, Sky, Virgin
Broadband Speed - Standard 6mbps Superfast 80mbps Ultrafast 1mbps
Phone Signal – 02, Three, EE, 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



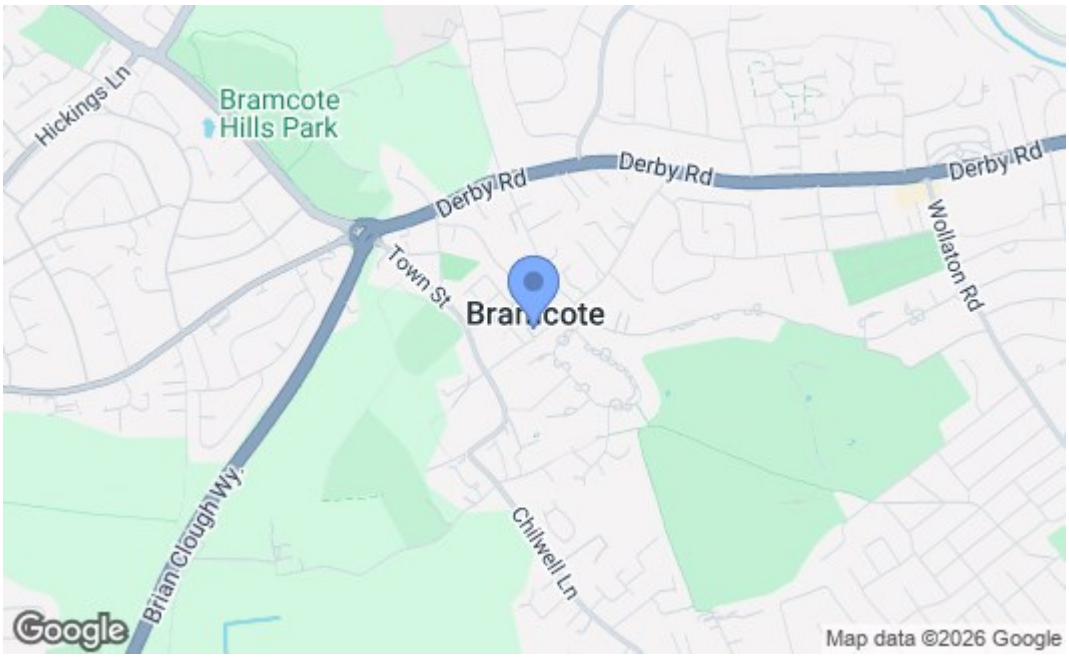


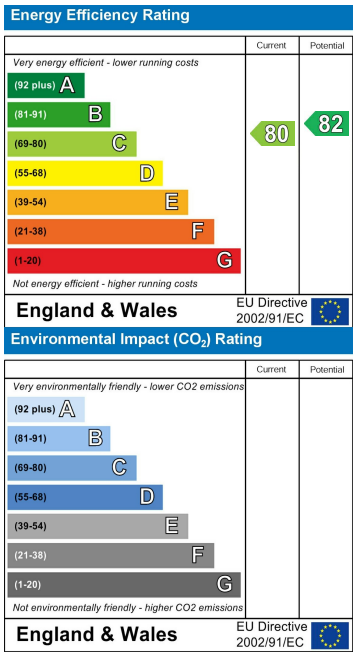












These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

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