Robert Ellis

look no further...

Derby Road,
Bramcote, Nottingham
NG9 3JA

£549,995 Freehold

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THIS IS A BEAUTIFUL INDIVIDUAL DETACHED COTTAGE ORIGINALLY BUILT AROUND 1750 WHICH PROVIDES THREE DOUBLE BEDROOMS AND SPACIOUS GROUND FLOOR LIVING ACCOMMODATION WITH PRIVATE MATURE GARDENS TO THE REAR.

Being located on the Bramcote border, this detached cottage provides a beautiful home which we are sure will appeal to people who are looking for a period property with original features but also benefiting from having a newly fitted kitchen and bathroom which includes a bath and separate shower, as well as a ground floor w.c. The property is located on the corner of Derby Road and Baulk Lane which provides access to walks in open countryside and also to all the amenities and facilities provided by Stapleford and other towns in the area. For the size and layout of the accommodation and privacy of the rear garden 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 positioned on a corner plot and has vehicle access from Derby Road to a driveway which provides off road parking for several vehicles. The property is built of brick to the external elevations under a pitched tiled roof and deriving the benefits of gas central heating. The accommodation includes a reception hall with a ground floor w.c. and cloakroom off, large lounge with a wood burning stove and two sets of double opening French doors leading out to the private gardens at the rear, a separate dining room which could be a second sitting room if preferred, the kitchen has been re-fitted over recent years and has Shaker style units and integrated appliances and there is an atrium connecting the kitchen to the lounge. To the first floor the landing leads to the three double bedrooms with feature beams to the vaulted ceilings and the bathroom has a stand alone bath and a separate shower with a mains flow shower system. Outside there is parking at the side of the property, a formal garden at the front which has box hedging borders and the main gardens at the rear where there is a large patio leading onto a lawn which has an ornamental pond and established borders to the sides, there is a further decked seating area, a large storage shed and the garden is kept private by having fencing, hedging and a wall to the boundaries.

The property is close to an Aldi store on the edge of Stapleford with there being other retail outlets and a Lidl store in Sandiacre, Beeston is only a short drive away where there is a Tesco, Sainsburys and Aldi store and there is a large Tesco in Toton, there are excellent schools for all ages within walking distance of the property, healthcare and sprots facilities including several local golf courses and the excellent transport links include J25 of the M1, East Midlands Airport, stations at Beeston, Long Eaton and East Midlands Parkway and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.

Wood panelled front door with a double glazed inset panel leading to:

Reception Hall
Stairs with hand rail leading to the first floor, panelling to the lower section of the walls, two wall lights, beams to the ceiling, tiled flooring which leads to the cloakroom and ground floor w.c.

Utility/Cloaks
Glazed block panel from the atrium part of the kitchen, storage under the stairs, shelving, beams to the ceiling and space for a tumble dryer.

Ground Floor w.c.
Having been recently re-fitted with half tiled walls and having a low flush w.c. with a concealed cistern, hand basin with a mixer tap and cupboard under with mirror and light to the wall above, beams to the ceiling, ladder towel radiator and an extractor fan.

Lounge
16'5 x 13'7 approx (5.00m x 4.14m approx)
Two double opening Georgian double glazed French doors with matching side panels and a glazed window to the front, log burning stove set in a chimney breast with a wooden mantle and quarry tiled hearth, beams to the ceiling, radiator and four wall lights.

Dining Room
12'2 x 10'6 approx (3.71m x 3.20m approx)
Georgian glazed windows to the front and side, beams to the ceiling, radiator, two wall lights and double opening Georgian glazed doors leading into the lounge.

Atrium
9'1 x 7'1 approx (2.77m x 2.16m approx)
Between the lounge and the kitchen there is an atrium with a double glazed window to the rear, a sloping glazed ceiling, Karndean style flooring which extends into the kitchen and a shelved recess. A Baxi boiler is fitted in a built-in cupboard.

Breakfast Kitchen
21'10 x 12'1 approx (6.65m x 3.68m approx)
The kitchen is exclusively fitted with grey Shaker style units and includes a 1½ bowl enamel sink with a mixer tap set in a work surface with cupboards, an integrated washing machine and dishwasher below, RangeMaster cooking range with a back plate and hood over with cupboards to either side and a work surface with cupboards under to one side, L shaped work surface extending to a seating area with cupboards, shelves and drawers under, LED lighting to the plinth, matching eye level wall cupboards and display cabinets with lighting under, housing for an American style fridge freezer with cupboard above and to the side, Yorkshire sash style windows to the front and rear, feature fireplace with wooden surround having a brick inset and tiled hearth with recesses to either side, lighting over the eating area, Karndean style flooring, part vaulted ceiling with beams and feature lighting to the ceiling, stable style door with an inset glazed panel to the top section leading out to the front of the property.

First Floor Landing
The landing has a balcony with a balustrade over looking into the atrium area between the kitchen and lounge, panelling to the lower parts of the walls, recessed lighting to the ceiling and wooden panelled doors leading to:

Bedroom 1
16'3 x 14'4 approx (4.95m x 4.37m approx)
Yorkshire sash style windows with secondary double glazing to two walls, feature apex beam and other beams to the vaulted ceiling, range of fitted wardrobes to one wall, radiator and four wall lights.

Bedroom 2
12'9 x 10'7 approx (3.89m x 3.23m approx)
Yorkshire sash style window with secondary double glazing, laminate flooring, original beams to the vaulted ceiling and a radiator.

Bedroom 3
12'2 x 12'2 approx (3.71m x 3.71m approx)
Yorkshire sash style window with secondary double glazing to the front, radiator, feature chimney breast with a brick inset, beams and purlings to the vaulted ceiling and two wall lights.

Bathroom
The luxurious bathroom has a stand alone claw foot bath with a central mixer tap and hand held shower, large walk-in shower with a mains flow shower system including a rainwater shower head and hand held shower, panelling to two walls and a protective glazed screen, low flush w.c. and pedestal wash hand basin with mirror to the wall above, panelling to the lower parts of the walls, laminate flooring and Georgian glazed window with fitted shutters.

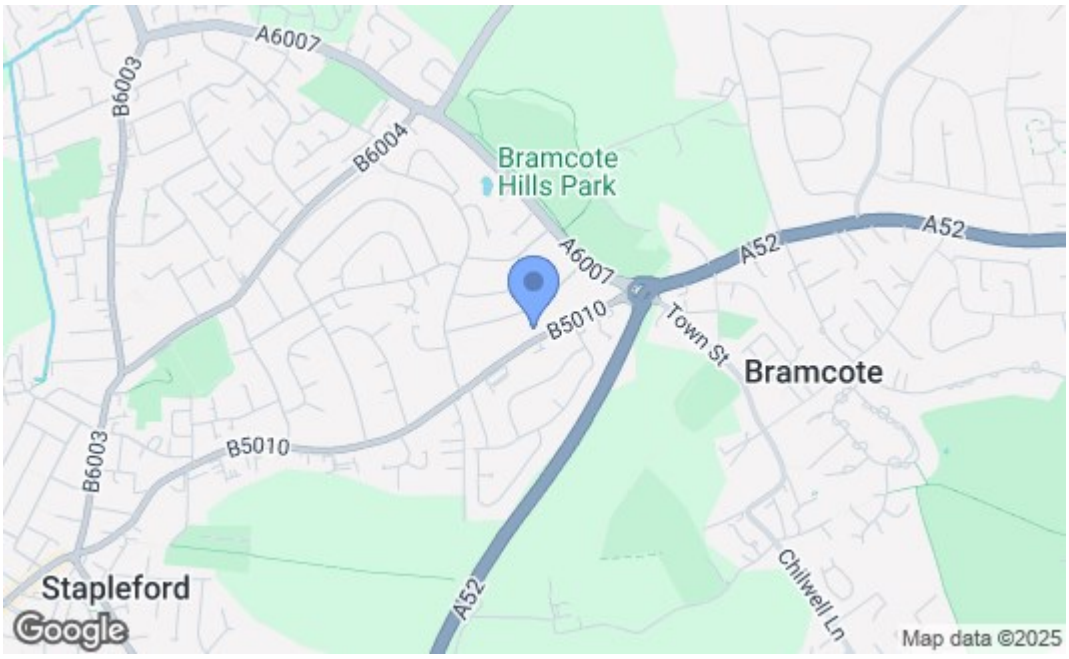
Outside
To the front of the property there is a pebbled parking area providing off road parking for several vehicles, a wall to the left hand boundary and hedging to the front and right hand side, access to the garden area at the front of the house and there is a path running down the left hand side to the rear.

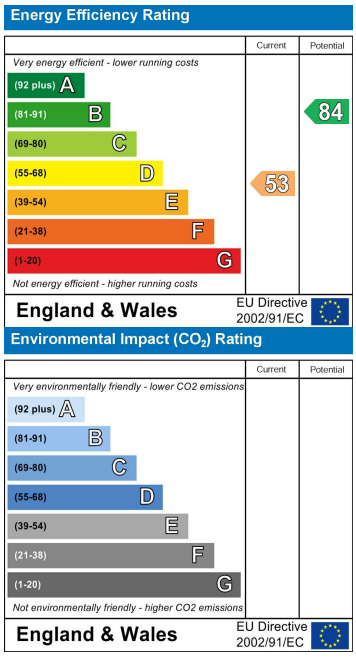
At the front of the house there is box hedged garden with borders, hedge to the boundary and a gate leading out to Baulk Lane.

The main gardens are positioned to the rear of the property and there is a large patio with steps leading onto a lawned garden with beds to the sides, there is a large ornamental pond with a water feature and rockeried beds, the borders to the sides are planted with a selection of trees and bushes, there is a wooden shed, a decked seating area with a pergola over, hedge and fencing to the right hand boundary and a wall to the rear and outside lighting and an external water supply is provided.

Council Tax
Broxtowe Borough Council Band E

Additional Information
Electricity – Mains supply
Water – Mains supply
Heating – Gas central heating
Septic Tank – No
Broadband – BT, Sky, Virgin
Broadband Speed - Standard 7mbps Superfast 80mbps Ultrafast 1800mbps
Phone Signal – EE, 02, Three, Vodafone
Sewage – Mains supply
Flood Risk – No, surface water very low
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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