Robert Ellis

look no further. . .

Beeston Fields Drive,
Bramcote, Nottingham
NG9 3TD

£1,350,000 Freehold

0115 946 1818

/robertellisestateagent @robertellisea

THIS IS AN INDIVIDUAL DETACHED HOME POSITIONED ON ONE OF THE MOST SOUGHT AFTER ROADS IN NOTTINGHAMSHIRE ON WHAT MUST BE ONE OF THE MOST PRESTIGIOUS PLOTS ON THIS HIGHLY REGARDED PRIVATE ROAD.

Robert Ellis are pleased to be instructed to market this individual property which was originally built in the 1920's and has been extended to the rear and side, with an additional garage being built to the right of the property. The property is situated on a Southerly facing plot which is approximately 1/3 of an acre in size with the majority of the gardens being positioned at the rear, overlooking the sixth fairway of Beeston Fields Golf Course. The property is being sold with the benefit of no upward chain and for all that is included to be appreciated, in terms of the size of the accommodation and extent of the gardens, we recommend that interested parties do organise a viewing so they can see all that is included in this beautiful home for themselves. The property offers the potential for a new owner to keep the property as it is or extend it to either side to create a new dream home of their own design. Beeston Fields Drive is regarded as one of the most prestigious roads in the region with this particular Southerly facing plot having the advantage of overlooking the golf course.

The property is rendered to all the main external elevations under a pitched tiled roof to the main part of the property and the well proportioned and enlarged accommodation derives all the benefits of gas central heating and double glazing. Being entered through a wood panelled front door, the accommodation includes an entrance hall with a ground floor w.c. and cloakroom off, the main reception hall has the feature staircase leading to the first floor and doors leading into the extended lounge, a large dining room and a further sitting room, off which there is a door leading into the breakfast kitchen was re-fitted by Palmers of West Bridgford and has white gloss fronted units with granite work surfaces and integrated appliances. Off the kitchen there is a utility/laundry room, a further ground floor w.c. and there is an internal door leading to the garage which is positioned to the left hand side of the property. To the first floor the landing leads to the four/five bedrooms, the main bedroom having extensive ranges of built-in furniture and an en-suite bathroom which also includes a separate shower, there is the main family bathroom which includes a shower and a bath, a separate w.c. and as people will see when they view the property one of the bedrooms is accessed from another bedroom, but this could be altered so each room has its own doorway. Outside there are the garages to either side of the property, an 'in and out' driveway and lawned area at the front with the main Southerly facing gardens being at the rear where there is a walled patio that extends across the width of the property and from the patio there are steps leading down to the extensive lawned garden which has established planted beds to the sides and rear, all kept private with hedging and fencing to the boundaries with the open aspect over the golf course.

The property is within easy reach of Beeston town centre where there is a wide variety of shopping facilities including a Sainsbury's, Tesco, Aldi and many other retail outlets, there are excellent schools for all ages with Trent College and The Nottingham High School also being within easy reach, there are healthcare and sports facilities including the highly regarded Beeston Fields Golf Club which is positioned off Beeston Fields Drive, the property is easily accessible for people who might work for Nottingham University, Boots or Queens Medical Centre and the excellent transport links include J25 of the M1, East Midlands Airport, stations at Beeston, East Midlands Parkway and Nottingham and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.

Porch
Open porch with an outside light leading through a wood panelled front door to:

Entrance Hall
Radiator, cloaks hanging and an opaque glazed door leading to the main reception hall and to:

Cloakroom
The cloakroom is fitted with a hand basin with a mixer tap and cupboard under, radiator and an opaque double glazed leaded window to the side.

Ground Floor w.c.
Being positioned off the cloakroom this ground floor w.c. has a white low flush w.c. and an opaque double glazed leaded window.

Reception Hall
As you enter the reception hall there is an archway leading into the main hallway with display shelving and a double cupboard to the right and an understairs storage cupboard which has shelving and a light.

From the main reception hall there are stairs with a feature wrought iron balustrade leading to the first floor and a large opaque double glazed leaded window on the half landing, radiator, opaque glazed doors leading to the rooms off the hall, cornice to the wall and ceiling and a feature arched opaque glazed internal window to the lounge.

Lounge/Sitting Room
23'3 reducing to 22'3 x 23'2 reducing to 12'10 app (7.09m reducing to 6.78m x 7.06m reducing to 3.91m)
This main reception room has been extended since the house was originally built and from the newer part of this large room there are two double glazed leaded French doors and a double glazed window leading and looking over the South facing rear gardens and golf course, double glazed leaded window to the side with a further internal leaded window to the sitting room, two radiators, cornice to the wall and ceiling and two wall lights.

The original part of this main reception room has a coal effect gas fire set in an Adam style surround with marble inset and hearth with double glazed leaded windows to either side, radiator, shelved glazed recess with a double cupboard below, two wall lights and a further point for a picture light on the chimney breast over the fireplace and a cornice to the wall and ceiling.

Dining Room
23'8 x 10'8 approx (7.21m x 3.25m approx)
This large second reception room has three double glazed leaded windows to the front, two radiators, cornice to the wall and ceiling, electricity meter and consumer unit housed in a fitted cupboard and there is an opaque glazed door leading into kitchen.

Sitting Room
17'9 x 15'4 approx (5.41m x 4.67m approx)
This third reception room has again been extended since the property was originally built and has a double glazed patio door with double glazed side panels leading out to the Southerly facing garden at the rear, electric coal effect gas fire set in a feature brick fireplace with a wooden mantle and brick hearth, there is a fitted storage unit to one side of the chimney breast with a double fronted display cabinet and a double cupboard with drawers below, picture rail to the walls, two radiators and an opaque glazed door leading into:

Breakfast Kitchen
23'6 reducing to 8'9 x 17'3 reducing to 10' approx (7.16m reducing to 2.67m x 5.26m reducing to 3.05m)
The large breakfast kitchen has white gloss units with brushed stainless steel fittings and granite work surfaces and includes a 1½ bowl sink with a mixer tap and a four ring induction hob set in a granite work surface with an integrated dishwasher, cupboards and drawers below, Neff double oven and a microwave oven with a cupboard over, further granite work surface with cupboards and drawers below, housing for an upright fridge with a cupboard over, matching eye level wall cupboards and display cabinets with lighting under, stainless steel back plate and a hood to the cooking area, a third granite work surface with cupboards beneath, range of upright shelved storage cupboards including a pull out racked pantry cupboard, all with recessed lighting over, recessed lighting to the ceiling, double glazed patio doors leading out to the rear garden, feature vertical radiator and Karndean flooring.

Rear Hall
Internal door to the garage.

Utility/Laundry Room
18'6 max x 11'9 approx (5.64m max x 3.58m approx)
This large utility/laundry room has a double bowl stainless steel sink which has two drainers and cupboards, drawer and space for an automatic washing machine below, wall cupboards to two walls, Ideal Mexico floor mounted boiler, tiled walls, hot water tank housed in a double airing/storage cupboard, internal door to the garage and a door leading out to the side of the property.

Ground Floor w.c.
The second ground floor w.c. has a low flush w.c., tiled walls and tiled flooring.

First Floor Landing
The feature wrought iron balustrade is continued from the stairs onto the landing with there being a radiator on the landing.

Bedroom 1
18'8 max into wardrobes x 12'10 approx (5.69m max into wardrobes x 3.91m approx)
Double glazed leaded window with views over the rear garden and golf course, range of fitted wardrobes with cupboards over extending to two walls with the wardrobes including drawers and hanging space, second range of wardrobes with cupboards over which extend across the bed position where there are drawer units to either side of where the bed would be positioned, fitted chest of drawers and a radiator.

En-Suite
The main bedroom has a bathroom en-suite and being fully tiled has a white suite including a panelled bath with a mixer tap, separate shower with a mains flow shower system, glazed curved doors and glazed side panels, low flush w.c. with a concealed cistern, wash hand basin with a mixer tap, cupboards beneath and a mirror with lighting and a vanity cupboard above, tiled flooring, chrome heated ladder towel radiator and opaque double glazed windows to the front and side.

Bedroom 2
12'10 x 12' approx (3.91m x 3.66m approx)
Double glazed leaded window overlooking the rear garden and golf course, double wardrobe with cupboards over, fitted dressing table with drawers below and a wall mounted mirror and cupboards above, picture rail to the walls and a radiator.

Bedroom 3
12'6 x 9'8 approx (3.81m x 2.95m approx)
Double glazed leaded window overlooking the rear garden and golf course, two double wardrobes with cupboards over, fitted work surface/desk and a radiator.

Bedroom 4
10'8 x 9'6 approx (3.25m x 2.90m approx)
Double glazed leaded window to the side, radiator and opaque glazed door leading to:

Bedroom 5
12'4 x 9'9 approx (3.76m x 2.97m approx)
Double glazed leaded window to the side, hand basin with cupboard below, radiator, fitted shelving and a range of fitted cupboards, drawers and wardrobe.

Bathroom
The main bathroom is fully tiled and has a white suite including a bath with chrome handles, pedestal wash hand basin with mixer taps and a mirror fronted vanity cupboard over, separate shower with a mains flow shower system with a glazed door and protective screens, radiator and an opaque double glazed leaded window.

Separate w.c.
The separate w.c. is fully tiled and has a low flush w.c., opaque double glazed window and a radiator.

Outside
At the front of the property there is an 'in and out' drive with a block edged lawned area with a copper beech tree and there is a hedge to the left hand boundary and fence to the right hand side. There is access between the house and the garage to the rear garden and there is further pathways to either side of the house to the rear, with all the paths to the rear garden having secure gates.

The rear garden is one of the main features of this lovely home with it being Southerly facing and overlooking the 6th fairway at Beeston Fields Golf Course. There is a walled patio extending along the width of the property which provides several places for people to sit and enjoy outside living and from the patio there are steps leading down to the extensive lawned gardens which have established beds to the sides and rear with there being a further seating area in the bottom left hand corner of the garden and also a patio on the right hand side. The rear garden has fencing and a hedge to the left hand boundary and a fence to the right hand side with a hedge running along the rear boundary where there is also a gate leading through onto the golf course. There is outside lighting and an outside water supply provided.

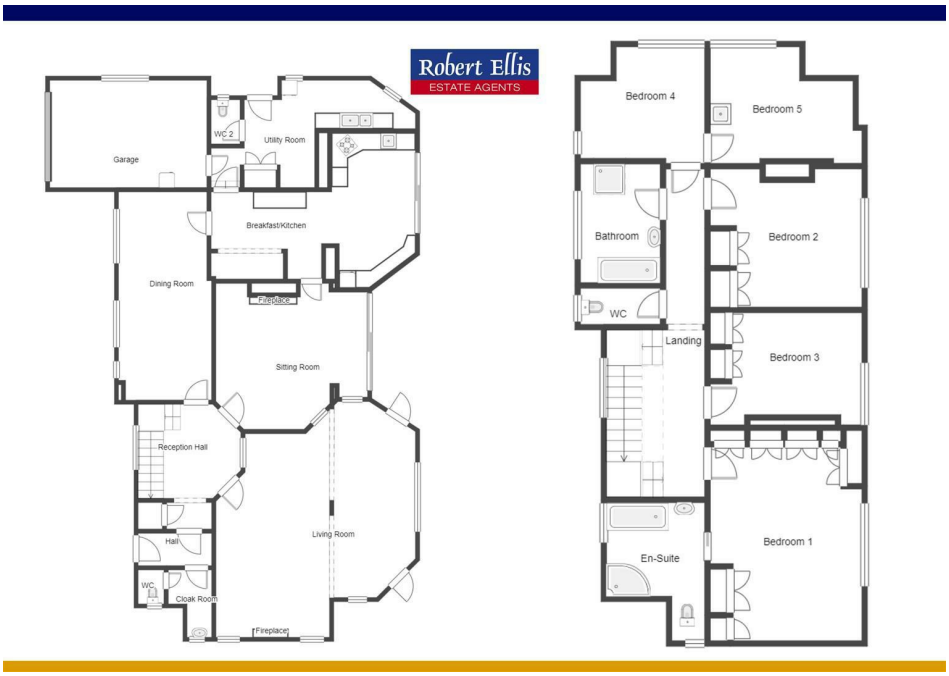
Garage 1
17'7 x 11'5 approx (5.36m x 3.48m approx)
The garage to the left of the property has an electrically operated roller entrance door, opaque glazed window to the side, the gas meter is mounted on the wall, an internal door leads to the utility/laundry room and power and light is provided.

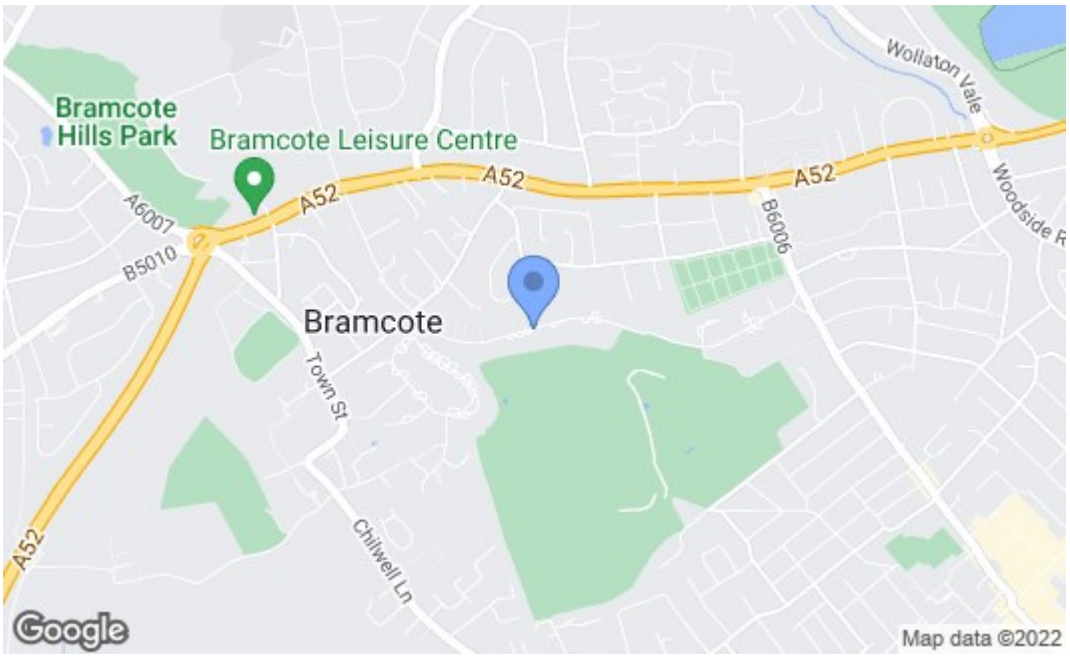
Garage 2
5'9 x 9'7 approx (1.75m x 2.92m approx)
A detached garage is positioned to the right of the property and this has render to the elevations, an up and over door at the front with a further door to the side and power and lighting is provided.

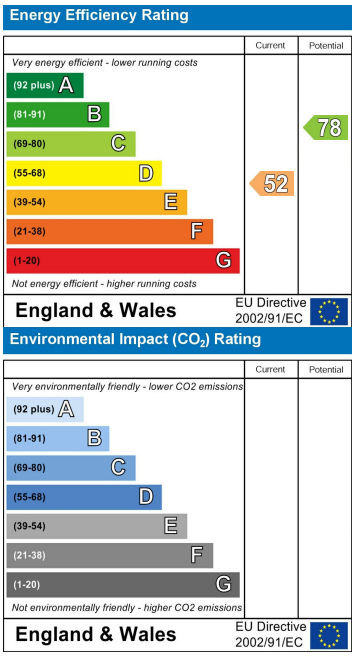
To the rear of the garage there is a shed (9'4 x 7'2) which is accessed from the garage and has a door to the side with a window to the rear and this provides an ideal storage space for garden furniture and gardening equipment.

Agents Note
Bedroom 5 is accessed from bedroom 4 and we believe these rooms could be combined or have separate doors fitted so the rooms are accessed independently.

Council Tax
Band G - £3,646







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.

5 Derby Road, Long Eaton, Nottingham, Nottinghamshire, NG10 1LU
longeaton@robertellis.co.uk
0115 946 1818