Robert Ellis

look no further. . .

Rufford Avenue
Bramcote, Nottingham NG9 3JH

£450,000 Freehold

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Since occupation the current owners have extended and remodelled this property paying particular attention to the quality and detail. A main feature of this property is the fully fitted kitchen with hand crafted contemporary shaker style units with quartz work surfaces and a array of quality built in appliances. The kitchen seamlessly opens through into a family dining room with vaulted ceiling, offering a great social and entertaining space with aspects over the generous rear garden.

Another feature of this property is the master bedroom suite found on the second floor offering a large space with a dormer window enjoying aspects again over the rear garden and a high quality En-suite shower room. The family bathroom on the first floor also has the same quality finish and no property is complete without a useful utility room finished to match the kitchen and has a separate WC.

Externally a block paved forecourt provides ample off street parking and the property occupies one of the larger garden plots with generous mature gardens with plenty of space to enjoy, relax and unwind.

Situated in this highly regarded residential suburb in Bramcote great for families and commuters alike as schools for all ages are within easy reach, including award winning parks and open space and leisure centre. The vibrant town centre of Beeston is also within easy reach and a short drive away can be found the A52 linking Nottingham and Derby, University of Nottingham, Queens Medical Centre and Junction 25 of the M1 motorway.

The property is centrally heated from a combination boiler and double glazed throughout, many of the windows having made to measure contemporary wood slat blinds. A remarkable property that is ready to move into and we strongly recommend an early internal viewing to avoid disappointment.

Entrance Hallway
13'1" x 6'11" (4m x 2.12m)
Spacious hall with stairs to the first floor with under stairs store closet, tubular radiator, double glazed opaque window to side with fitted wood slat blinds. Front entrance door.

Living Room
12'11" x 11'9" (3.96m x 3.60m)
Feature fire place with open fire, contemporary cast iron back, tiled hearth and painted wood surround, fitted bookshelves/ display units with low level storage cabinets. Radiator, double glazed bay window to front with fitted wood slat blinds.

Kitchen
13'6" x 10'9" (4.12m x 3.30m)
Incorporating a comprehensive bespoke fitted range of handmade shaker style wall and base units with quartz work surfacing and upstand. Inset Franke sink unit with Quooker boiling mixer tap. Integrated pull out larder units. Built in NEFF induction with extractor hood over. Miele fan assisted oven with matching Miele steam oven. Integrated fridge, freezer and dishwasher. Tiled floor which opens through to the family dining room.

Family Dining Room
18'1" x11'11" (5.52m x3.64m)
A versatile and social space, great for dining, sitting and entertaining. Feature solid oak bespoke drinks and media cabinet, radiator, double glazed Velux roof windows to the vaulted ceiling. Double glazed window to the rear with wood slat blinds, double glazed French doors to the rear garden again with wood slat folding blinds.

Utility Room
8'4" x 7'10" (2.56m x 2.4m)
Fitted bespoke hand built units to match the kitchen, again with quartz work surfacing and matching up stands. Inset Franke stainless steel sink unit with mixer taps over. Full height storage cupboards ideal for cloaks, useful folding bench seat and cupboard housing gas combination boiler (for central heating and hot water). Plumbing and space for washing machine, space for tumble dryer. Radiator, double glazed window and door to rear garden and door to cloak WC.

Cloak WC
Housing a low flush WC with heated towel, double glazed window.

First Floor Landing
Double glazed opaque window with wood slat blinds, stair case leading to the second floor master suite a doors to bedroom two, three, four and bathroom.

Bedroom Two
15'3" x 12'0" (4.66m x 3.66m)
Incorporating a fitted range of bedroom furniture including wardrobes with hanging space and shelves, a drawer bank and feature bedhead with floating bed side cabinets, integrated bedside lighting and concealed lighting. Radiator, double glazed bay to the front with wood slat blinds.

Bedroom Three
11'6" x 10'11" (3.51m x 3.35m)
Bespoke oak bedroom furniture including wardrobes with hanging rows and shelves. Radiator, double glazed window to the rear.

Bedroom Four
5'6" x 6'11" (1.7m x 2.12m)
Radiator, double glazed window to the front with wood slat blinds.

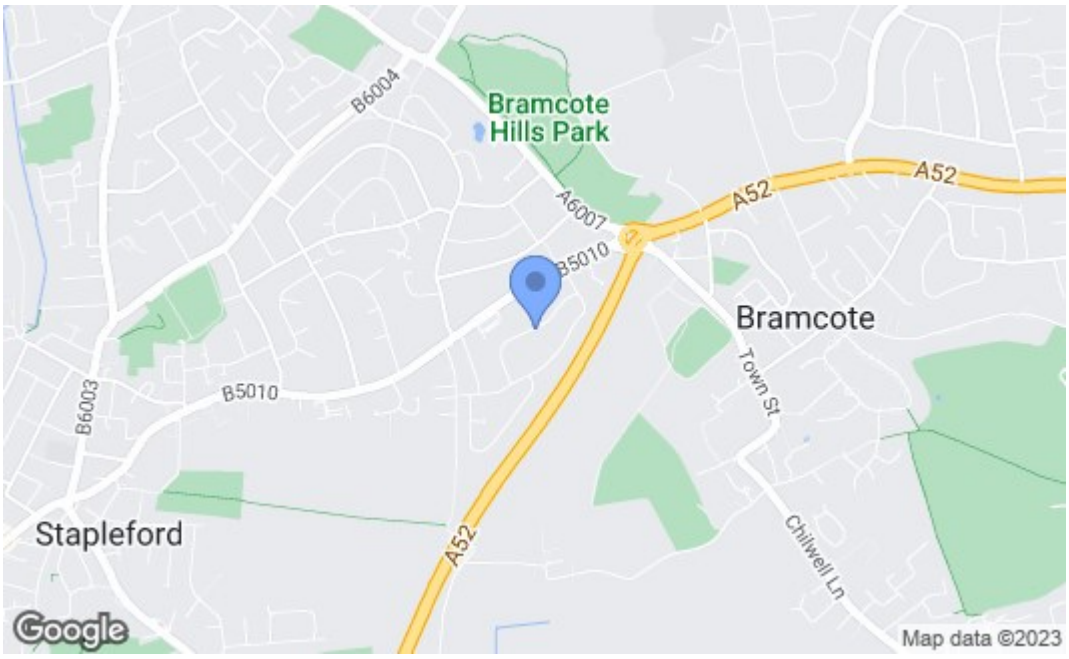
Family Bathroom
8'3" x 7'8" (2.54m x 2.35m)
Incorporating a luxury bespoke three piece suite comprising; Vitra wash hand basin sat on vanity unit with useful four drawer storage. Water fall mixer tap. Vitra floating low flush WC and large low profile walk-in shower cubicle with shower screen and thermostatic controlled shower system including a rain head shower rose and hand held shower rose Fully tiled walls, lights, tubular radiator, double glazed windows.

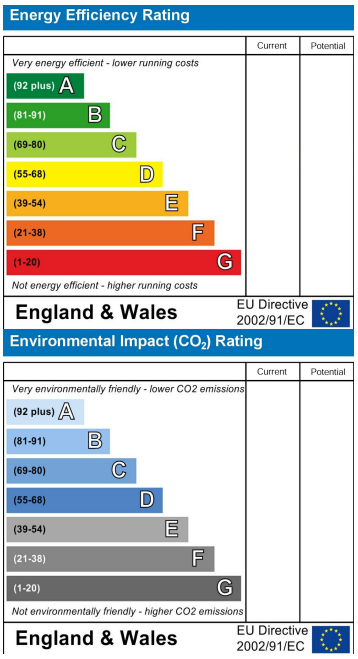
Second Floor Landing
With remote controlled Velux roof window with blind. Door to Master bedroom.

Master Bedroom
17'5" x 10'11" increasing to 13'5" (5.31m x 3.33m increasing to 4.09m)
Fitted wardrobes, radiator and useful eaves storage space, Velux double glazed roof window to the front and double glazed dormer window enjoying aspects over the rear garden. Radiator, door to En-suite.

En-Suite
8'6" x 5'2" (2.6m x 1.58m)
Incorporating a luxury three piece Vitra suite comprising; floating wash hand basin, floating low flush WC and large low profile shower cubicle with thermostatic controlled shower over. Recessed vanity mirror with shelving and cosmetic closet. Tiling to walls, heated towel rail, double glazed window.

Outside
Block paved and enclosed forecourt providing parking for three vehicles, Partially hedged in to the front with fence side boundaries. Block paved driveway continues along the side of the property. Part way down there is gated pedestrian access that leads into the rear garden. The generously proportioned rear garden comprises; a Indian sand stone patio great for Alfresco dining and there's a large garden shed. The main garden is laid to lawn flanked with ever green trees and shrubs enhancing privacy. There's a pathway running through the lawn passing a raised planting area to an ornamental gravelled area, further patio and timber summer house. Beyond the summer house is "secret"garden laid to lawn , fenced and hedged in offering a private space, great for children to play and could offer potential for a large outdoor building to be erected.





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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