Robert Ellis

look no further. . .

Brelsford Close
Bramcote, Nottingham NG9 3TF

£485,000 Freehold

A NEW BUILD FOUR BEDROOM, TWO BATHROOM, THREE TOILET DETACHED FAMILY HOME WITH TWO PARKING SPACES AND SINGLE GARAGE WITH FEATURE BI-FOLD DOORS AND NO CHAIN.

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OPEN HOUSE SAT 20TH JUNE AND SUNDAY 21ST JUNE 10AM - 5PM
OPEN HOUSE SAT 27TH JUNE AND SUNDAY 28TH JUNE 10AM - 5PM

Robert Ellis have great pleasure in welcoming to the market The Sherbourne, this new build four bedroom, two bathroom, three toilet detached family house situated within Keepmoat's latest development at Sherwin Gardens, just off Coventry Lane.

With accommodation over two floors comprising an entrance hall, ground floor w.c., snug/ office, lounge and kitchen diner with bi-fold doors to the ground floor. The first floor landing then provides access to four bedrooms, the principal bedroom with en-suite facilities and family bathroom suite.

Other benefits to the property include gas central heating from combi boiler, double glazing, off street parking, single brick built garage, as well as an enclosed garden space.

Further benefits also include solar panels and an EV charging point, alongside a 2 year builders warranty and 10 year NHBC new build warranty.

The property is located within one of the Keepmoat's most latest developments off Sherwin Gardens off Coventry Lane in Bramcote which provides easy access to excellent local transport links to and from the surrounding area, such as the A52 for Nottingham and Derby, the M1 J25 motorway and the Nottingham Electric Tram terminus situated at Bardill's roundabout.

There is also easy access to excellent nearby schooling for all ages as well as ample outdoor space including the Hemlock Stone and Bramcote Hills Park.

This new build home, which also benefits from both NHBC and new build 2 year builders warranty, offers piece of mind and would make an ideal long term family home being positioned within this modern, quiet, no through road estate.

We would therefore recommend an internal viewing.

Entrance Hall
15'11" x 6'2" (4.87 x 1.9)
Feature composite and double glazed front entrance door, radiator, useful understairs storage cupboard housing the router and ethernet points, tiled floor, decorative wood spindle balustrade running parallel with the staircase rising to the first floor, doors to living room, snug/office, family dining kitchen and cloaks/w.c.

Cloaks/w.c.
7'8" x 5'4" (2.36 x 1.63)
Modern white two piece suite comprising of a push flush w.c. and circular bowl sink unit with mixer tap set within a granite style work surfaces with matching upstands with useful storage cupboards and cabinets beneath, tiled floor, boiler cupboard housing the gas central heating combination boiler, double glazed window to the side and extractor fan.

Snug/Office
7'6" x 7'5" (2.29 x 2.28)
Double glazed window to the front, tiled floor, radiator.

Lounge
14'8" x 11'7" (4.48 x 3.54)
Double glazed window to the front, radiator, tiled floor and media points.

Kitchen Diner
26'1" x 13'11" (7.97 x 4.25)
The kitchen area comprises a matching range of fitted base and wall storage cupboards and drawers with granite style work surfaces and matching upstands with fitted counter level four ring ceramic hob with extractor over and electric oven beneath, inset 1½ bowl sink unit with drainer and mixer tap, integrated appliances include fridge freezer and dishwasher, double glazed window to the rear, matching central island unit offering further storage space, tiled floor, useful cloaks storage cupboard, opening through to the dining area where there is ample space for a dining table and chairs and two radiators, feature bi-fold doors open out to the rear garden patio.

First Floor Landing
Decorative wood spindle balustrade continues from the ground floor, loft access point to an insulated loft space, useful storage cupboard housing the electric consumer unit, radiator and doors to all bedrooms and bathroom.

Bedroom 1
14'0" x 9'10" (4.28 x 3)
Double glazed window to the front, making the most of the views over the adjacent green space, radiator, top of the stairs storage closet and door to:

En-Suite
7'3" x 4'11" (2.22 x 1.5)
Three piece suite comprising of a shower cubicle with glass screen and sliding shower door with mains ran shower, wash hand basin with mixer tap and tiled splashback, push flush w.c. Double glazed window to the side, radiator and extractor fan.

Bedroom 2
11'10" x 10'5" (3.61 x 3.2)
Double glazed window and radiator.

Bedroom 3
13'1" x 9'11" (4 x 3.04)
Double glazed window and radiator.

Bedroom 4
11'2" x 7'6" (3.41 x 2.3)
Double glazed window and radiator.

Bathroom
7'11" x 6'10" (2.42 x 2.1)
Modern white three piece suite comprising of a panel bath with glass shower screen, electric shower and decorative tiling, wash hand basin with mixer tap having matching tiled splashback and push flush w.c. Double glazed window, extractor fan and ladder towel radiator.

Outside
To the front of the property there is a double width driveway which in turn leads to the brick built garage with an up and over door and pedestrian access into the rear garden.

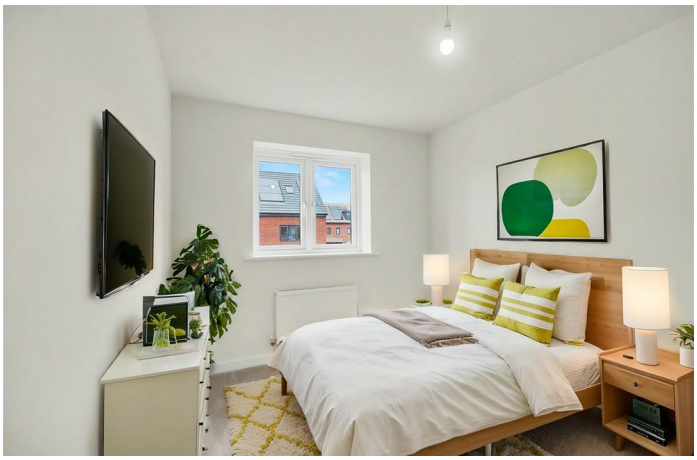
The rear garden is enclosed with timber fencing to the boundary lines, predominantly lawned with a good sized paved patio area, ideal for entertaining with pedestrian gated access leading onto the driveway and into the garage.

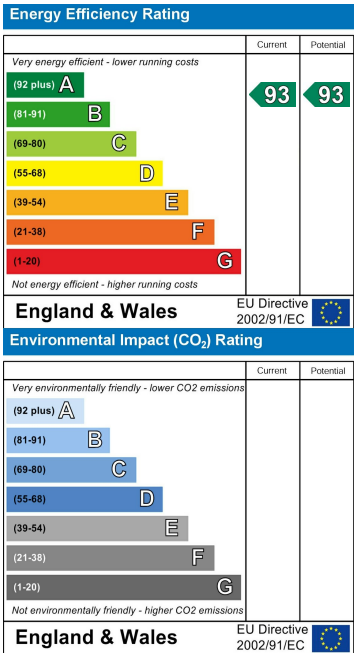
Garage
Two parking spaces leading to a brick built garage with pitched and tiled roof, up and over door.

Directions
Proceed away from Stapleford in the direction of Bramcote. Upon reaching the Ilkeston road roundabout continue onto Coventry Lane, as if heading in the direction of Trowell and Wollaton. Take a left hand turn into the Keepmoat development and veer right to which the show home and sales office can then be found on the left hand side.

Agents Notes
It is understood the property will be subject to an annual service charge fee for maintenance of the generic area £254 plus VAT paid on an annual basis. Please check with your solicitor prior to completion for the correct and up to date figure.

Agents Note
Some of the internal images have virtual staging to give an impression of how to furnish the property.





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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