





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B	86	90
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B	85	88
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

FHP Living are proud to offer to the market this 6 bedroom detached property in the popular village of Bramcote. The property spans three floors with extensive plot and beautiful views to the rear.

The ground floor comprises a modern entrance hallway leading to a beautifully presented open plan living and dining area with a fully fitted contemporary kitchen. Bi-folding doors lead to an outdoor patio and raised lawn lined with birch trees, creating further security. To the ground floor there is also a study, a utility room and a separate lounge.

The first floor boasts a gallery landing leading to the master bedroom with en suite, three further double bedrooms, a main family bathroom and separate dressing room complete with second en suite. A large balcony can be accessed via the rear bedroom exposing delightful views over the garden and beyond.

To the second floor, a landing and a two spacious bedrooms. Ample parking is available to the front of the property which is accessed just off Cow Lane. The property offers great transport links to Nottingham Centre and close to the QMC Hospital. For more information or to arrange a viewing please contact Rose Simpson on 07811 672004 or rose@fhpliving.co.uk.



Total area: approx. 289.2 sq. metres (3113.3 sq. feet)

