



The Grove
88 Cow Lane | Bramcote Village | Nottingham | NG9 3BB

FINE & COUNTRY

THE GROVE





KEY FEATURES

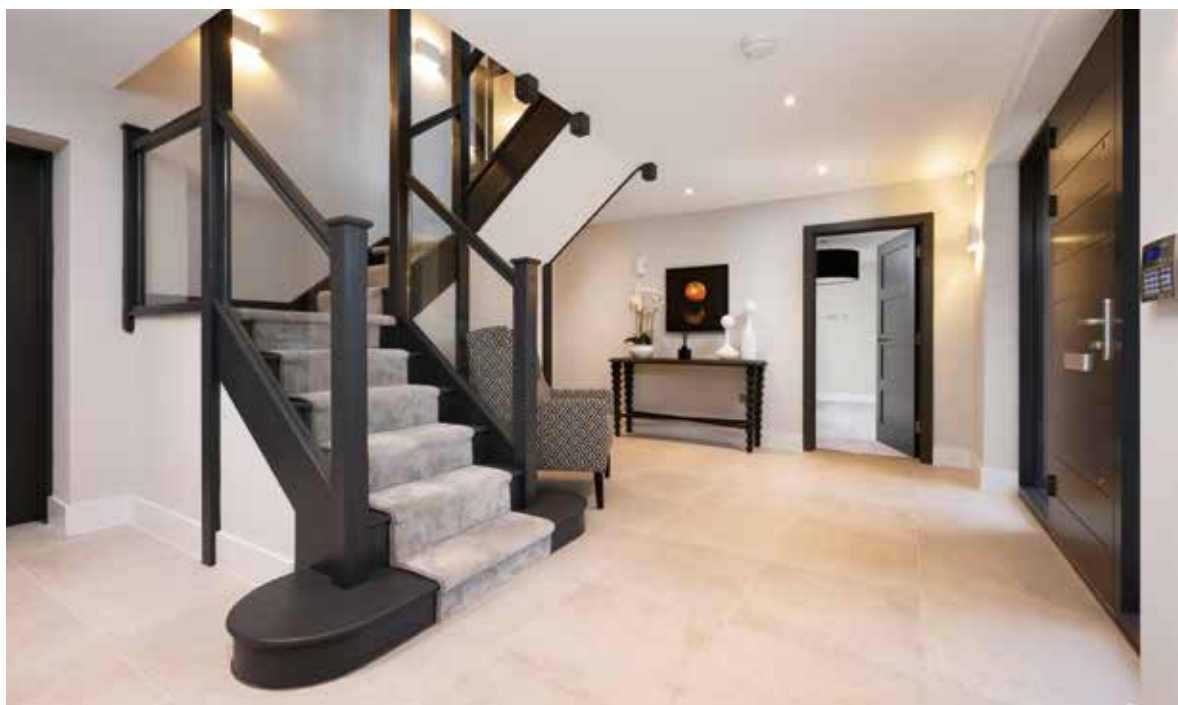
An exceptional new build luxury home situated on Cow Lane in Bramcote Village, one of west Nottinghamshire's most desirable residential addresses. The Grove is a collection of 3 first class detached properties constructed and brought to life by award-winning developers, North Sands Developments. Standing within this exclusive gated development, Number 88 is the final home to be released to the market and the property on offer is undoubtedly one of the finest examples of new build craftsmanship to be found within the region. Contemporary in its external design and internal finishing, this home offers vast and bright open spaces, with in excess of 5,600sq.ft of accommodation over 3 floors and a first class finish throughout.

THE GROUND FLOOR ACCOMMODATION

Upon entering the property into the spacious and light entrance hall with its feature anthracite staircase, you immediately begin to appreciate both the size and quality of accommodation found within. Leading off the hall you'll find the showpiece of this home, the open-plan living/ dining kitchen. Spanning approximately 14m across, this room offers an incredible space for cooking, eating, relaxing and socialising – must haves for any modern contemporary home. The kitchen area enjoys a host of top of the range integrated appliances such as Quooker instant hot water tap, AEG double ovens with combination microwave oven and warming drawer, 2 dish washers, wine fridge, integrated and separate fridge & freezer and an induction hob set into a stunning central island to gather around. Beyond the kitchen area you'll find a dining space with ample room for a substantial dining set and, to the far side of the room, the lounging area with a feature gas fire. Double bi-folding doors allow you to spill out on the substantial terrace directly from the kitchen, a fantastic addition perfect for those who like to entertain. The ground floor accommodation continues with a formal lounge, study/ snug, a fitted utility room with side access and a WC with shower facility, ideal for those with dependant relatives.

THE FIRST & SECOND FLOOR ACCOMMODATION

The generous proportions of the ground floor continue on the first and second floors, with oversized landing areas greeting you when you come up the feature staircase. The principal suite offers a truly exceptional retreat with the spacious bedroom enjoying a stunning vaulted ceiling, fully fitted dressing room and luxury en-suite bathroom. The remainder of the first and second floor accommodation comprises of 5 further double bedrooms, 1 with a dressing room and 2 with en-suite shower rooms, a jack-and-jill family bathroom, a fully fitted laundry room to the first floor and a substantial store room ideal for storage.





























GARDENS & GROUNDS

The property enjoys a private plot with landscaped gardens to all sides. Upon entering the gated grounds of the development, the driveway for Number 88 can be found immediately on the right-hand side and provides ample hardstanding parking for multiple vehicles. The rear garden offers a stunning low maintenance area which is ideally configured for entertaining. A substantial tiled terrace leads directly off the kitchen with generous lawns wrapping around the home and a beautiful woodland backdrop further enhancing the excellent levels of privacy. An integral double garage with direct access into the entrance hall gives additional parking or storage space.

LOCATION

Bramcote is situated approximately four miles west of Nottingham City Centre and is well positioned for access to some of Nottingham's major arterial routes with the A52, A453 & M1 motorway within easy reach. In addition, the University of Nottingham and QMC Hospital are just a short drive from the property. The new NCT Tram route through Beeston serves as an excellent secondary transport option for those with no vehicular transit. Nearby amenities positioned along Bramcote Lane include local family-run shops, banking facilities, pharmacy, post office, dry cleaners and most recently, Co-operative and Sainsbury's mini supermarkets have been welcomed to the area. Nearby Beeston holds a wealth of local amenities with the majority being situated on the bustling High Street. The larger chain supermarkets include Tesco Extra Sainsbury's and Lidl with many independent retail options also available in the way of bars, cafes and restaurants. Beeston and the surrounding area holds a number of good quality primary and secondary schools, including Trent College.







DISTANCES

Nottingham City Centre 4.5 miles
Queens Medical Centre 3.5 miles
University of Nottingham West Entrance 2.5 miles
M1 Motorway Junction 25 3 miles
A453 Remembrance Way 7 miles
East Midlands Airport 11 miles

SERVICES

Mains electricity, drainage, gas and water are understood to be connected. There is wet-system underfloor heating to the ground floor with electric underfloor heating to the first and second floor bathrooms. The property is fully alarmed with external CCTV in place and benefits from CAT6 cabling allowing for superfast broadband.

TENURE

Freehold.

VIEWINGS

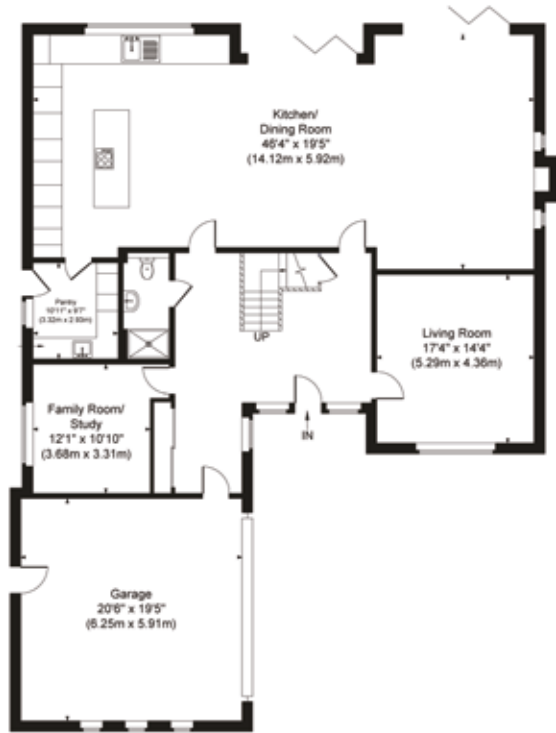
Strictly by appointment with Fine & Country Nottinghamshire. Please contact Pavlo Jurkiw on 01159 822824 for more information.

The Grove, 88 Cow Lane, Bramcote

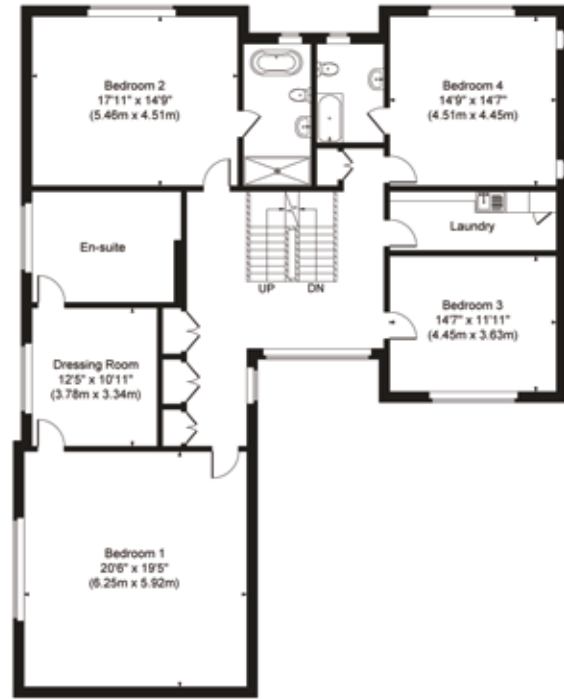
Main House = 483 sq.m/5204 sq.ft

Garage = 39 sq.m/422 sq.ft

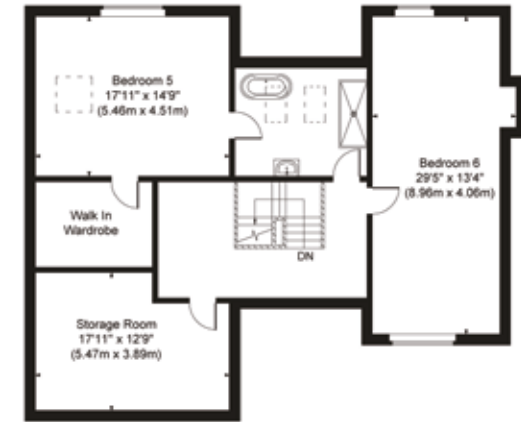
Total = 523 sq.m/5626 sq.ft



Ground Floor

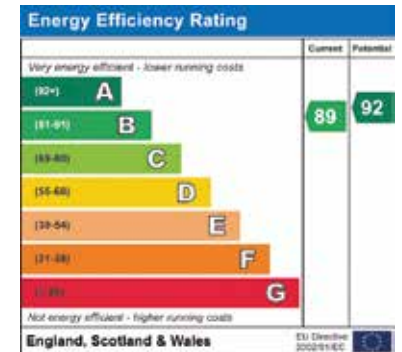


First Floor



Second Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
JonHolmesPhotography © 2024



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed 31.01.2024





FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

We value the little things that make a home

THE FINE & COUNTRY
FOUNDATION

The production of these particulars has generated a £10 donation to the Fine & Country Foundation, charity no. 1160989, striving to relieve homelessness.

Visit fineandcountry.com/uk/foundation

follow Fine & Country Nottingham on



Fine & Country Nottingham
The Old Barn, Brook Lane, Stanton on the Wolds, Nottinghamshire, NG12 5SE
0115 982 2824 | nottingham@fineandcountry.com

