

# HoldenCopley

PREPARE TO BE MOVED

Derby Road, Bramcote, Nottinghamshire NG9 3GW

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Offers Over £750,000

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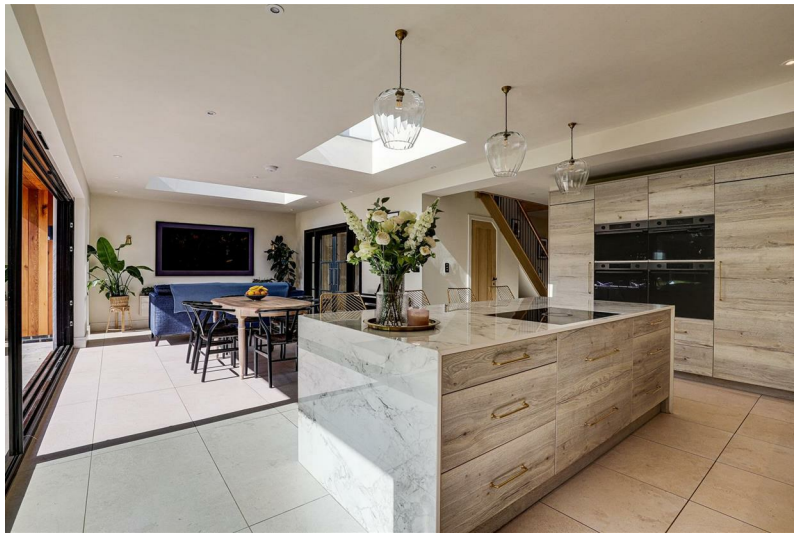


GUIDE PRICE - £750,000 - £775,000

PREPARE TO BE IMPRESSED...

Nestled in the picturesque setting of Bramcote, this substantial detached house stands as a testament to modern luxury and impeccable design. Meticulously extended and renovated, it exudes contemporary elegance, making it the quintessential forever home for any growing family. Boasting a plethora of high-spec fixtures and fittings, including two types of underfloor heating, HIVE heating system, and solid brass accents throughout, this residence offers an unparalleled level of comfort and sophistication. As you step through the porch and entrance hall, you're greeted by a sense of grandeur, with a spacious living room adorned with a striking panelled feature wall, a study for productivity, and a utility room for added convenience. The ground floor also hosts a sleek kitchen, complete with Dekton worktops and a breakfast bar island, seamlessly merging into a dining and seating area flooded with natural light from large windows and sliding doors. Ascending to the first floor reveals four double bedrooms, alongside a dressing area and a lavish four-piece en-suite, offering the epitome of comfort and style. Outside, the front boasts a gravelled driveway leading to the garage, providing ample off-road parking, while the generous south-facing garden at the rear beckons with its sandstone patio, expansive lawn, two sheds, and a versatile timber-built garden room, currently serving as a home gym. Situated in a desirable residential area renowned for its peaceful ambiance and convenient access to amenities. The locality boasts excellent school catchments, ensuring families have access to quality education options for their children within close proximity to home.

MUST BE VIEWED





- Extended & Renovated Detached House
- Five Double Bedrooms
- Modern Fitted Kitchen, Dining & Seating Area
- Two Reception Rooms
- Utility & W/C
- Two Stylish Bathroom Suites
- Underfloor Heating In Various Rooms
- Beautiful South-Facing Garden With Versatile Garden Room
- Driveway & Single Garage
- Sought-After Location





## GROUND FLOOR

### Porch

7'3" x 6'5" (2.21m x 1.96m)

The porch has Porcelain tiled flooring, a vaulted ceiling with recessed spotlights, acoustic UPVC double-glazed windows to the front and side elevation, and double doors providing access into the accommodation.

### Inner Hall

The inner hall has Porcelain tiled flooring with water underfloor heating, recessed spotlights, and a feature Oak staircase with black rake tube spindles.

### Living Room

11'6" x 15'3" (3.51m x 4.67m)

The living room has an acoustic UPVC double-glazed window to the front elevation, carpeted flooring, a column radiator, a panelled feature wall with LED strip lights, a TV point, and double crittall style doors leading into the kitchen diner.

### Study

11'10" x 12'2" (3.63m x 3.72m)

The study has an acoustic UPVC double-glazed bay window to the front elevation, carpeted flooring, and a column radiator.

### Utility

12'0" x 5'8" (3.67m x 1.74m)

The utility room has fitted base and wall units with a Dekton worktop, space for a freestanding washing machine and a tumble-dryer, Porcelain tiled flooring with water underfloor heating, a wall-mounted digital thermostat, and recessed spotlights.

### W/C

2'6" x 5'11" (0.77m x 1.82m)

This space has a concealed dual flush W/C, a wall-mounted wash basin with wall-mounted mixer tap, Porcelain tiled flooring with water underfloor heating, and partially tiled walls.

### Kitchen Diner

18'8" x 30'7" (5.69m x 9.33m)

The kitchen has a range of fitted base and wall units with solid brass handles, Dekton worktops and splashback, a feature breakfast bar island, an undermount sink with a brass swan neck boiling water/filtered cold water tap, two integrated double ovens, two integrated combi-ovens, an induction hob, two integrated dishwasher, an integrated full-height fridge, an integrated full-height freezer, Porcelain tiled flooring with water underfloor heating, a wall-mounted digital thermostat, two large skylight windows, recessed spotlights, open plan space for both a dining and seating area, a wall-mounted TV point, full height Aluminium-framed double-glazed windows to the rear elevation, and a large Aluminium sliding door opening out onto the rear patio.

## FIRST FLOOR

### Landing

14'10" x 6'0" (4.53m x 1.84m)

The landing has solid oak flooring, an Aluminium-framed double-glazed window to the rear elevation, a wall-mounted digital thermostat, and provides access to the first floor accommodation.

### Bedroom Two

11'8" x 11'8" (3.57m x 3.58m)

The second bedroom has an Aluminium-framed double-glazed window to the rear elevation, carpeted flooring, and a column radiator.

### Bedroom Three

12'5" x 11'5" (3.81m x 3.49m)

The third bedroom has an Aluminium-framed double-glazed window to the rear elevation, carpeted flooring, and a column radiator.

### Bedroom Four

11'11" x 10'6" (3.64m x 3.21m)

The fourth bedroom has an acoustic UPVC double-glazed window to the front elevation, carpeted flooring, and a column radiator.

### Bedroom Five

11'8" x 9'10" (3.56m x 3.00m)

The fifth bedroom has an acoustic UPVC double-glazed window to the front elevation, carpeted flooring, and a column radiator.

### Bathroom

8'9" x 6'4" (2.68m x 1.95m)

The bathroom has a concealed dual flush W/C, a vanity unit wash basin with storage, a walk-in shower enclosure with an overhead rainfall shower, a handheld shower head and solid brass fixtures, tiled flooring with electric underfloor heating, partially tiled walls, recessed spotlights, and an acoustic UPVC double-glazed obscure window to the front elevation.

## SECOND FLOOR

### Upper Landing

The upper landing has an Aluminium double-glazed window to the rear elevation, solid oak flooring, and provides access to the second floor accommodation.

### Bedroom One

19'0" x 31'0" max (5.81m x 9.47m max)

The main bedroom has an Aluminium-framed double-glazed window to the rear elevation, two Velux windows, carpeted flooring, a TV point, recessed wall niche with lighting, open plan to a dressing area, and access into the en-suite.

### En-Suite

11'4" x 10'7" (3.47m x 3.25m)

The en-suite has a concealed dual flush W/C, a countertop wash basin with solid brass fixtures, an oval-shaped freestanding bath with a solid brass floor standing mixer tap and handheld shower head, a walk-in shower enclosure with an overhead rainfall shower, a handheld shower head and solid brass fixtures, a recessed wall niche with lighting, solid oak flooring with water underfloor heating, partially tiled walls, and an Aluminium-framed double-glazed window to the rear elevation.

## OUTSIDE

## Front

At the front of the property, a gravel driveway offers ample off-road parking for multiple cars, with access to the garage, a well-maintained lawn, and an array of mature trees, plants, and shrubs, complemented by courtesy lighting.

## Garage

9'5" x 16'11" (2.89m x 5.17m)

The garage has a single door to the rear garden, and an electric up and over door opening out onto the front driveway.

## Rear

At the rear of the property lies a secluded south-facing garden, enclosed for privacy, featuring a sandstone patio, courtesy lighting, a lush lawn, and an assortment of mature trees, plants, and shrubs. Additionally, the garden offers access to a garden room, two sheds, fenced boundaries, and hedged perimeters.

## Garden Room / Gym

10'9" x 15'6" (3.28m x 4.74m)

The timber-built garden room, which is currently being used as a gym, has lighting, power points, interlocking rubber tile flooring, three windows, and double doors opening out to the garden.

## ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Fibre

Broadband Speed - Superfast - 50 Mbps (Highest available download speed) 9 Mbps (Highest available upload speed)

Phone Signal – All 3G & 4G / Limited 5G available

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Very low risk of flooding

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

## DISCLAIMER

Please note that the vendor has disclosed that the property underwent an extension and loft conversion. While the process of obtaining final sign-off is underway, it requires a minor adjustment, specifically the installation of a fire door. The vendor seeks the buyer's input to ensure satisfaction with the chosen door, with the vendor covering the associated costs. Upon installation, building control will proceed to sign off on the work and provide the necessary building regulations documentation. Prior to entering into any agreement, it is incumbent upon the buyer to verify with their solicitor that satisfactory checks have been conducted.

Council Tax Band Rating - Broxtowe Borough Council - Band E

This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

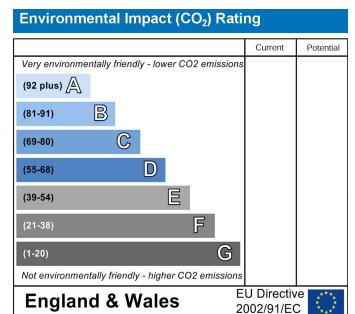
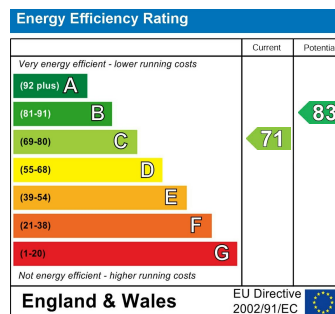
The vendor has advised the following:

Property Tenure is Freehold

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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.

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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only. They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.  
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