



Four Bedroom Detached House located in Bramcote.

Asking Price Of
£575,000

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M **MERRITT ESTATES**
SALES, LETTINGS & PROPERTY MANAGEMENT

2 Bridle Road
Bramcote
Nottingham
NG9 3DH



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A beautifully crafted four-bedroom detached residence, originally constructed by Maltby Homes, combining timeless traditional architecture with the comfort and style of modern living. Behind its elegant façade lies a contemporary and thoughtfully remodelled interior, designed to offer both sophistication and practicality for today's lifestyle.

The heart of the home is an impressive open-plan kitchen, dining and living space, featuring a large central island with quartz worksurfaces, integrated Neff appliances, and an abundance of natural light from feature Velux windows and expansive patio doors that open to the rear garden.

The ground floor accommodation comprises a welcoming entrance hall, guest cloakroom, study, utility room, a comfortable sitting room with dual-aspect windows, and the stunning open-plan living area – perfect for entertaining or family gatherings.

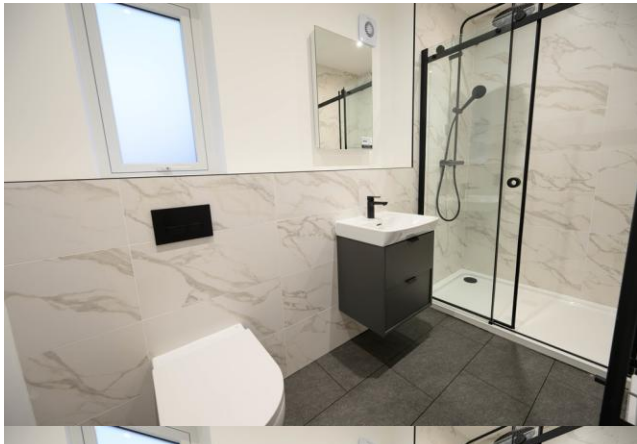
Upstairs, the principal bedroom benefits from a stylish en-suite shower room, alongside three further well-proportioned bedrooms and a beautifully finished family bathroom.

Externally, the property enjoys private driveway parking and a landscaped front garden, while the rear garden offers a peaceful retreat with patio, lawn, and enclosed boundaries – ideal for outdoor dining and relaxation.

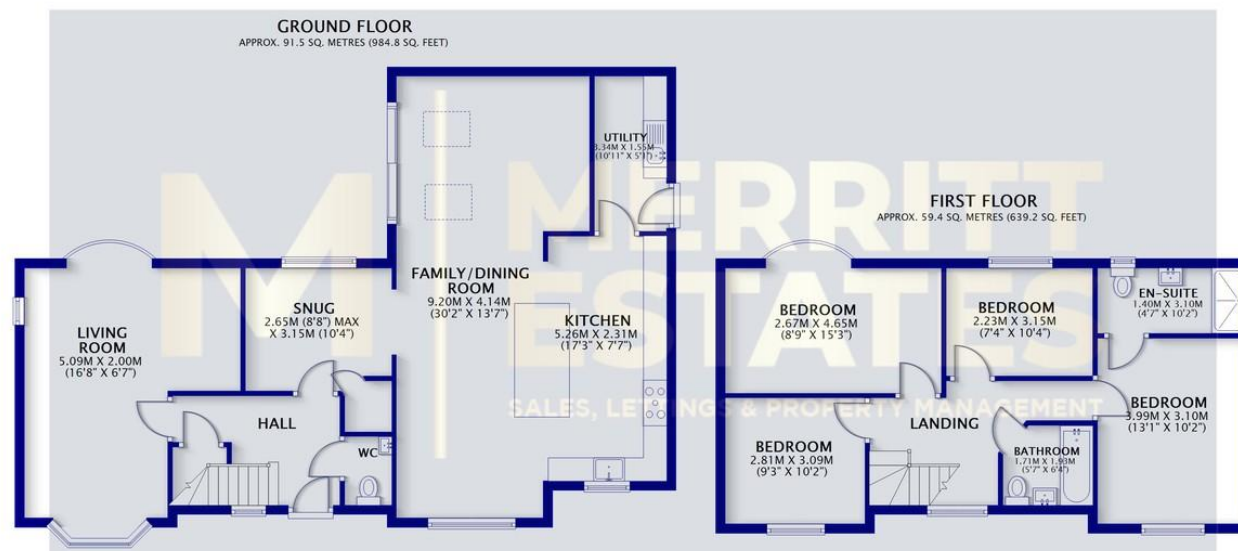
Set within a sought-after, established location on Bridle Road, this exceptional home is offered to the market chain free, providing an excellent opportunity to secure a high-quality property in the heart of Bramcote Village.

These sales particulars have been prepared by Merritt Estates and produced in good faith on the instruction of the vendor. All measurements should be regarded as approximate. It is a mandatory requirement for a Sales Agent to be part of a redress scheme. Merritt Estates have membership with The Property Ombudsman (a government approved redress scheme). Purchaser information - Under the Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017 and the Proceeds of Crime Act 2002, Merritt Estates will require any successful purchasers to provide two forms of identification before the instruction of solicitors in the purchase of a property.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



FLOORPLAN



TOTAL AREA: APPROX. 150.9 SQ. METRES (1624.1 SQ. FEET)

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