



Arundel Drive
Bramcote, Nottingham NG9 3FX

£685,000

A stylish and substantial modern four bedroom detached house finished to a high standard.



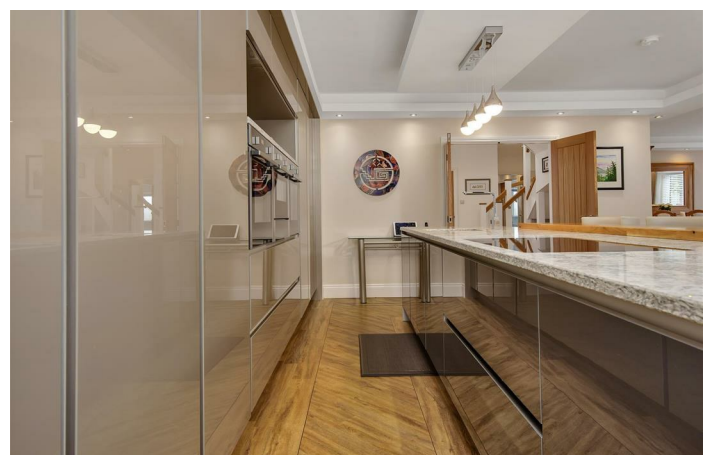
A stylish and substantial modern four bedroom detached house finished to a high standard.

Offering a bright and contemporary feel throughout this recently finished generous and versatile property has a most appealing living space with generous room sizes and a particularly impressive open plan kitchen/diner living space and principal bedroom with en-suite and dressing room.

In brief the beautiful interior that has been finished to exacting standards comprises: A spacious entrance hall, WC, large open plan kitchen/diner and living space, utility room and principal bedroom with generous en-suite and dressing area. Rising to the first floor are three further double bedrooms one of which has an en-suite and a family bathroom.

Outside the property sits on a corner plot with a large driveway and raised borders to the front and to the rear the property has an enclosed and landscaped garden with patio, decking, seating area and an outside bar.

Occupying an established and sought after residential location convenient for a wide range of local amenities including excellent transport links and schools this totally unique property finished to exacting standards throughout simply must be viewed to be truly appreciated.



Entrance Hallway

A composite entrance door leads to hallway with stairs off to first floor landing, inset ceiling spotlights, walk in storage/cloaks cupboard and underfloor heating.

WC

With fittings in white comprising WC, wash hand basin inset to vanity unit, inset ceiling spotlights and extractor fan.

Open Plan Kitchen/Diner/Living Area

32'4" decreasing to 21'3" x 29'5" (9.87 decreasing to 6.50 x 8.99)

Kitchen

With an impressive quality range of fitted wall and base units, granite island with breakfast bar, single sink with mixer tap, induction hob with extractor above, two inset electric ovens and inset microwave, integrated fridge freezer and dishwasher, inset ceiling spotlights and underfloor heating.

Lounge/Diner

Feature double glazed aluminium bi-fold doors leading to the rear garden, inset ceiling spotlights, UPVC Double glazed window, underfloor heating and feature inset electric fire.

Utility

18'2" x 6'9" (maximum overall measurements) (5.56 x 2.06 (maximum overall measurements))

With an extensive range of fitted wall and base units, worksurfacing with tiled splashbacks, single sink and drainer with mixer tap, plumbing for washing machine, further appliance space, inset ceiling spotlights, UPVC double glazed window, radiator and airing cupboard housing the hot water cylinder and Baxi boiler.

Principal Bedroom

18'2" x 12'11" (5.56 x 3.95)

UPVC double glazed window, underfloor heating and inset ceiling spotlights.

En-Suite

With a quality four piece suite comprising WC, wash hand basin inset to vanity unit with de-misting mirror above, walk in shower with mains overhead shower and further shower handset, free standing bath, part tiled walls, extractor fan, inset ceiling spotlights and UPVC double glazed window.

Dressing Room

10'4" x 6'11" (3.15 x 2.11)

With inset ceiling spotlights and underfloor heating.

First Floor Landing

With two feature Velux windows, two radiators and useful eaves storage cupboard.

Bedroom Two

16'5" x 16'4" (5.01 x 5.00)

With two UPVC double glazed windows, radiator, inset ceiling spotlights and eaves storage cupboard.

En-Suite

With a quality suite in white comprising WC, wash hand basin inset to vanity unit, shower cubicle with mains overhead and further shower handset, display within the walls, Velux windows, inset ceiling spotlights, extractor fan and wall mounted heated towel rail.

Bedroom Three

17'5" x 16'5" (maximum overall measurements) (5.32 x 5.01 (maximum overall measurements))

With Velux window, UPVC double glazed window and radiator.

Bedroom Four

18'9" x 14'8" (5.72 x 4.49)

With UPVC double glazed window, two Velux windows and radiator.

Family Bathroom

With a three piece suite in white comprising WC, wash hand basin inset to vanity unit with de-misting mirror, bath, shower cubicle with mains controlled overhead shower and further shower handset, part tiled walls, inset ceiling spotlights, extractor fan and wall mounted heated towel rail.

Outside

To the front of the property there is a block paved driveway providing ample car standing with stocked and raised borders. To the rear the property has an enclosed and landscaped garden with a block paved patio, further seating area with synthetic grass, decking, raised borders, brick store and a bar, ideal for entertaining.





Whilst every effort has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other levels are approximate and no responsibility is taken for any errors, omissions, or mis-statements. This plan is for guidance purposes only and should be used as such for any prospective purchaser. The services, systems and appliances shown here have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		77	81
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			79
(69-80) C			
(55-68) D			
(39-54) E		40	
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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.