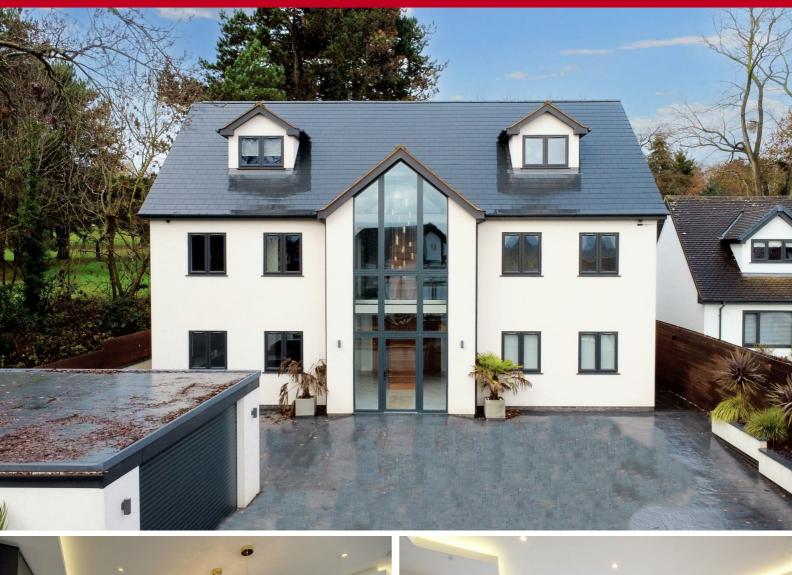
Robert Ellis

look no further...





28 Bramcote Drive Beeston, Nottingham NG9 IAS

£1,100,000 Freehold

0115 922 0888







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An outstanding six bedroom modern detached house. Stylish and contemporary accommodation arranged over three floors with a golf course view to the rear.





Aluminium double glazed entrance door which forms part of a large glazed atrium leads to a spacious hallway.

Hallway

20'4" × 10'7" (6.22 × 3.23)

Ceramic tiled flooring, floating staircase with Sapele wood treads with inset lighting and glazed panels.

Kitchen/Diner/Living Area

45'4" x 16'1" increasing to 17'3" (13.83 x 4.92 increasing to 5.27)

An extensive range of quality wall and base units with inset unit lighting, part copper splash back and part tiled splashback, granite work surfacing, breakfast bar, inset gas hob with extractor above, a hide and slide oven, combination microwave, coffee machine, integrated bin storage, double sink with mixer tap, integrated dishwasher and Samsung American style fridge freezer. Inset ceiling spotlights and speakers with Blue Tooth connectivity, wall mounted Samsung television bi-fold aluminium door leading to the rear garden, cornice inset lighting and three UPVC double glazed windows.

Utility Room

7'10" × 7'3" (2.40 × 2.22)

Fitted wall and base units, wooden work surfacing, fitted washing machine and tumble dryer, ceramic tiled flooring, inset ceiling spotlights and aluminium double glazed door to the exterior.

Boiler Room

With Ideal boiler, water tank and tiled flooring.

Study

16'1" × 11'6" (4.91 × 3.53)

Two UPVC double glazed windows, inset ceiling spotlights and bamboo flooring.

Sitting Room

16'6" × 16'1" (5.03 × 4.91)

Aluminium double glazed bi-fold doors leading to the rear garden, inset ceiling spotlights and inset cornice lighting.

Guest Cloakroom

Fitted with a low level WC, wash hand basin with tiled splash back, tiled flooring and extractor fan

The entire ground floor benefits from underfloor heating that is run from the gas boiler.

First Floor Landing

Stairs off to a first floor galleried landing with bamboo flooring, inset ceiling spotlights, radiator and double glazed aluminium door leading to the balcony.

Main Bedroom Suite

18'9" \times 16'2" (5.74 \times 4.94) Aluminium bi-fold doors leading to the balcony, radiator and inset ceiling spotlights.

Dressing Room

9'4" × 7'11" (2.86 × 2.42)

Radiator, UPVC double glazed window and inset ceiling spotlights.

En-Suite

With his and hers wash hand basins inset to a beech vanity unit with illuminated mirror above and shaver point, low level WC, double shower cubicle with mains control overhead shower with further body jets and shower handset, glazed shower screen, part tiled walls, tiled flooring, wall mounted heated towel rail, UPVC double glazed window, inset ceiling spotlights, extractor fan and underfloor heating.

Bedroom Two

16'1" \times 10'7" (4.91 \times 3.24) Two UPVC double glazed windows, radiator and inset ceiling spotlights.

Bedroom Three

|6'|" × |0'| |" (4.9 | × 3.34)

Two UPVC double glazed windows, radiator and inset ceiling spotlights.

Bathroom

With his his and hers wash hand basins inset to vanity unit with an illuminated mirror and shaver point above, WC, double shower cubicle with mains control overhead shower, further body jets and shower handset, bath with waterfall style taps, inset ceiling spotlights, extractor fan, wall mounted heated towel rail, tiled flooring, tiled walls and underfloor heating.

Second Floor Landing

With bamboo flooring, inset ceiling spotlights, radiator and UPVC double glazed window,

Bedroom Four

 $16'2" \times 12'3"$ (4.93 x 3.75) UPVC double glazed window, radiator and inset ceiling spotlights.

En-Suite

Fitted with a low WC, wash hand basin inset to vanity unit with illuminated mirror above and shaver point, shower cubicle with mains overhead shower, further shower handset and body jets, fully tiled walls, tiled flooring, extractor fan and underfloor heating.

Bedroom Five

 $16'3" \times 10'1"$ (4.97 \times 3.09) UPVC double glazed window, radiator and inset ceiling spotlights.

Bedroom Six

16'3" \times 10'2" (4.97 \times 3.10) UPVC double glazed and radiator.

Bathroom

WC, bath with waterfall style tap, wash hand basin inset to vanity unit with illuminated mirror and shaver point above, shower cubicle with mains overhead shower, further shower handset and body jets, fully tiled walls, tiled flooring, inset ceiling spotlights, extractor fan, UPVC double glazed window, wall mounted heated towel rail and electric underfloor heating.

Outside

The property is approached via electric remote controlled gates which lead to a Presscrete style driveway providing ample car standing enclosed with Siberian larch fencing with inset lighting and raised borders in front. A path runs along the side of the property to the rear where there is a primarily lawned garden with paving, raised border, Siberian larch fencing with inset lighting, outside tap and power point.

Double Garage

18'10" × 18'8" (5.75 × 5.69)

Electric roller door to the front, double glazed aluminium pedestrian door to the side, light and power.





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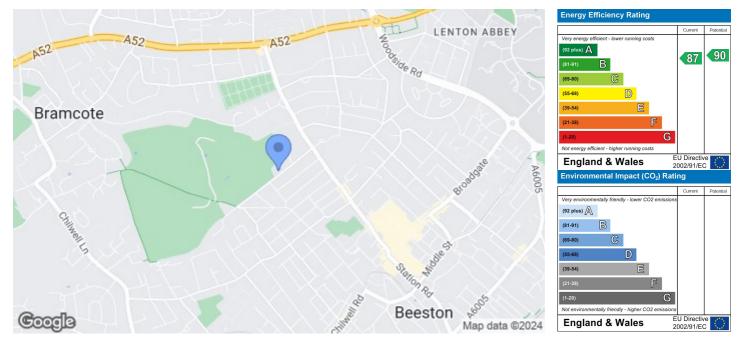






While every attempt has been made to ensure the accuracy of the floopdan contained here, measurement of does, whodes, noons and any other thems are approximate and no regroundably is taken for any error, omission or remis-statement. This plan is for illustrative parposes only and should be used as such by any prospective parchase. The services, systems and appliances should have not been tested and no guarante as to their operability of million control on the part of the services.





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.

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