



Cow Lane,
Bramcote, Nottingham
NG9 3DJ

£1,180,000 Freehold



A beautifully presented and spacious, five double bedroom, detached house with a double garage.

Situated in this well established and convenient residential location, readily accessible for a variety of local shops and amenities including schools, transport links, Queens Medical Centre and the A52 and M1 for journeys further afield, this fantastic property is considered an ideal opportunity for a range of potential purchasers including growing families.

In brief the internal accommodation, which is arranged over three floor comprises: entrance hall, lounge, sitting room, large open plan kitchen living diner, utility room, guest cloakroom and an integral double garage to the ground floor, and to the first floor you will find, three good sized double bedrooms with en-suites, a further fourth double bedroom and family bathroom, then rising to the second floor you will find the fifth double bedroom with en-suite and built in storage space.

To the front of the property, there is a blocked paved driveway leading to the double garage, offering ample car standing, stocked beds, mature shrubs and gated side access to both sides of the property leading to the well-maintained, private and enclosed rear garden, which includes, a grey Indian sandstone patio, with a lawn area beyond and a second grey Indian stone patio to the rear, a range of mature trees and plants and fence boundaries.

Constructed in 2021 by Northsand Developers, this beautiful house is offered to the market with the benefit of: a range of modern fixtures and fittings throughout, underfloor heating throughout the ground floor, and all bathrooms. An early internal viewing comes highly recommended in order to be fully appreciated.



Entrance Hall

Entrance door with wooden framed double glazed flanking window, stairs to the first floor, porcelain tiled flooring, under floor heating, useful under stair storage cupboard and doors to the sitting room, kitchen living diner, guest cloakroom and lounge.

Lounge

15'11" x 13'9" (4.87 x 4.21)

A carpeted reception room with two wooden framed double glazed windows to the front, and two to the side, underfloor heating, spotlights and two wall lights.

Guest Cloakroom

Fitted with a low level WC, wash hand basin inset to vanity unit, porcelain tiled flooring, and part tiled walls, spotlights and extractor fan.

Sitting Room

17'6" x 10'5" (5.35 x 3.2)

With porcelain tiled flooring, wooden framed double glazed window to the front, underfloor heating, spotlights, two wall lights and French doors to the kitchen living diner.

Kitchen Living Diner

34'6" x 14'8" (10.52 x 4.48)

With porcelain tiled flooring throughout, spotlights, two double glazed aluminium bi-fold doors to the rear patio, a range of modern wall, base and drawer units, quartz work surfaces, one and half bowl sink and drainer unit with Quooker tap, integrated double electric AEG ovens, a five ring induction hob with extractor fan over, integrated dishwasher and wine fridge, space for an American style fridge freezer, larder cupboard, kitchen island with breakfast bar, underfloor heating, wooden framed double glazed window to the rear and door to the utility room.

Utility

8'2" x 5'4" (2.51 x 1.64)

Porcelain tiled flooring, wall and base units, quartz work surface, plumbing for a washing machine and tumble dryer, sink with mixer tap and door to the double garage.

Double Garage

20'0" x 17'7" (6.11 x 5.37)

With two electric up and over doors to the front, light and power points, security alarm, wall mounted 'Valliant' boiler, and a pedestrian door to the rear.

First Floor Landing

With wooden framed double glazed window to the front, radiator, spotlights, large airing cupboard housing the hot water cylinder, stairs to the second floor and doors to the bathroom and four bedrooms.

Bedroom One

31'0" reducing to 20'4" x 11'5" (9.45 reducing to 6.21 x 3.49)

A carpeted double bedroom with two wooden framed double glazed windows to the front, two radiators, spotlights to ceiling, two walk in wardrobes with feature Velux windows, and a door to the en-suite.

En-suite

10'2" x 8'6" (3.1 x 2.6)

A four piece suite comprising; walk in shower with rain fall effect shower head, two wash hand basins inset to vanity unit, with illuminated mirror above, low level WC, tiled flooring and walls, underfloor heating, two wall mounted heated towel rails, wooden framed double glazed window to the rear, spotlights and extractor fan.

Bedroom Two

14'4" x 13'9" (4.37 x 4.2)

A carpeted double bedroom with two wooden framed double glazed windows to the front, and one to the side, two radiators, spotlights and a door to the en-suite.

En-Suite

9'1" x 5'6" (2.79 x 1.69)

Incorporating a three piece suite comprising; walk in shower with rainfall effect shower head, wash hand basin inset to vanity unit with illuminated mirror above, low level WC, tiled flooring and walls, underfloor heating, wall mounted heated towel rail, skylight, spotlights and extractor fan.

Bedroom Three

13'10" x 12'7" (4.23 x 3.84)

A carpeted double bedroom with wooden framed double glazed window to the rear and side, radiator, spotlights and door to the en-suite.

En-Suite

10'6" x 5'6" (3.22 x 1.69)

Incorporating a three piece suite comprising; walk in shower with rainfall effect shower head, wash hand basin with illuminated mirror above, low level WC, tiled flooring and walls, underfloor heating, wall mounted heated towel, wooden framed double glazed window to the side, spotlights and extractor fan.

Bedroom Four

13'7" x 7'0" (4.15 x 2.15)

A carpeted double bedroom with wooden framed double windows to the front and side and radiator,

Bathroom

9'4" x 9'1" (2.87 x 2.79)

Incorporating a four piece suite comprising; feature freestanding bath with shower handset, walk in shower with rainfall effect shower head, wash hand basin inset to vanity unit with illuminated mirror above, low level WC, tiled flooring and walls, underfloor heating, wall mounted heated towel rail, spotlights, wooden framed double glazed window to the rear and extractor fan.

Second Floor Landing

With a skylight, wall lights and door to the fifth bedroom.

Bedroom Five

22'0" x 9'8" (6.72 x 2.96)

A carpeted double bedroom with four Velux windows, radiator, spotlights, large built in storage cupboard/walk-in wardrobe, and a door to the en-suite.

En-Suite

10'0" x 8'9" (3.07 x 2.67)

Incorporating a three piece suite comprising; walk in shower with rain fall effect shower head, wash hand basin inset to vanity unit with illuminated mirror over, low level WC, tiled flooring and walls, underfloor heating, wall mounted heated towel rail, skylight, spotlights and extractor fan.

Outside

To the front of the property, there is a blocked paved driveway leading to the double garage, offering ample car standing, stocked beds, mature shrubs and gated side access to both sides of the property leading to the well-maintained, private and enclosed rear garden, which includes, a grey Indian sandstone patio, with a lawn area beyond and a second grey Indian stone patio to the rear, a range of mature trees and plants and fence boundaries.

Material Information:

Freehold

Property Construction: Brick

Water Supply: Mains

Sewerage: Mains

Heating: Mains Gas

Solar Panels: No

Building Safety: No Obvious Risk

Restrictions: None

Rights and Easements: None

Planning Permissions/Building Regulations: None

Accessibility/Adaptions: None

Has the Property Flooded?: No

Disclaimer:

These details and Key facts 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. Full material information is available in hard copy upon request.



Robert Ellis
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		86	90
(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 (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
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