



Grangelea Gardens,  
Bramcote, Nottingham  
NG9 3HR

**£1,275,000 Freehold**



An exclusive and individual 1980's built four-bedroom detached house.

Tucked away in a small cul-de-sac, surrounded by other unique premium properties, this stunning house has been totally renovated in recent years, to a very good standard throughout, and now offers a stylish and appealing contemporary and versatile living space.

In brief, the spacious and immaculately presented interior comprises: entrance hall, WC, through sitting room, dining room, breakfast kitchen, utility, study, and lounge to the ground floor, rising to the first floor is a master en-suite bedroom, three further good sized bedrooms, and a shower room.

The property sits in a large and private plot, with a resin drive, providing ample car standing, with the double garage beyond, and mature and well-manicured landscaped gardens.

Well placed for a range of excellent transport links, including the A52 and M1, and convenient for the QMC, University of Nottingham, and a wide range of other facilities, this fabulous property is a rare opportunity that can only be truly appreciated through viewing.



A canopy porch shelters the timber entrance door with double glazed windows.

#### Entrance Hallway

With stairs off to the first floor landing, oak flooring, and radiator.

#### WC

Fitted with a WC, wall mounted wash-hand basin, fully tiled walls, tiled flooring, wall mounted heated towel rail, and UPVC double glazed window.

#### Sitting Room

24'2" x 12'11" (7.39m x 3.94m)

UPVC double glazed window to the front, UPVC double glazed patio doors to the rear, two radiators, and fuel-effect gas fire with feature marble Adam-style surround.

#### Dining Room

11'10" x 10'4" (3.62m x 3.17m)

UPVC double glazed patio door to the rear garden, and radiator.

#### Study

9'11" x 9'6" (3.04m x 2.92m)

Oak flooring, radiator, and UPVC double glazed window.

#### Lounge

17'10" x 14'9" (5.44m x 4.52m)

Two UPVC double glazed windows, two radiators, and a useful recess storage cupboard.

#### Breakfast Kitchen

18'3" x 10'10" (5.57m x 3.32m)

With an extensive range of fitted quality wall and base units, quartz work surfacing with splashback, breakfast bar, one and half bowl sink and drainer unit with Quooker tap, providing boiling water and filtered cold water, and a waste disposal unit, induction hob with air filter above, inset electric oven and oven and grill, integrated microwave, fridge freezer and dishwasher, two UPVC double glazed windows with inset blinds, a composite double glazed door to the rear, a walk-in pantry with fitted shelving, and UPVC double glazed window.

#### Utility

10'8" x 6'5" (3.27m x 1.96m)

Fitted wall and base units, work surfacing with splashbacks, single sink and drainer with mixer tap, plumbing for a washing machine, space for dryer, radiator, UPVC double glazed window.

#### Garage

19'6" x 22'10" (5.95m x 6.96m)

Remote control up and over electric door to the front, light and power, pedestrian door to the rear, and the Worcester boiler with mains pressure water tank.

#### First Floor Landing

With loft hatch and store cupboard.

#### Bedroom One

20'11" x 10'8" (6.40m x 3.27m)

Two UPVC double glazed windows, radiator, fitted wardrobes, and dressing table.

#### En-Suite

6'2" x 4'11" (1.90m x 1.52m)

With quality modern fittings in white comprising WC, wash-hand basin inset to vanity unit with mirror above, double shower cubicle with Mira digital shower, fully tiled walls, tiled flooring, extractor fan, UPVC double glazed window, and wall mounted heated towel rail.

#### Bedroom Two

12'10" x 12'7" (3.92m x 3.85m)

UPVC double glazed window, radiator, and fitted wardrobe.

#### Bedroom Three

12'11" x 11'3" (3.96m x 3.44m)

UPVC double glazed window, radiator, and fitted wardrobe.

#### Bedroom Four

9'6" x 8'6" plus door recess (2.91m x 2.61m plus door recess)

UPVC double glazed window, radiator, and recessed wardrobe.

#### Shower Room

7'8" x 5'10" (2.34m x 1.78m)

With modern fittings in white comprising: WC, wash-hand basin inset to vanity unit with mirror above, shower cubicle with Mira digital shower, with over head shower and further shower handset, fully tiled walls, tiled flooring, extractor fan, wall mounted heated towel rail, UPVC double glazed window.

#### Outside

The property is approached via a recently upgraded resin drive, providing ample car standing with the double garage beyond. The front garden is well landscaped, with a good degree of privacy, and comprises slate chipped area, lawn, various well stocked beds and borders, with mature shrubs and trees, and gated access either side of the property to the rear. To the rear the property has a large and particularly private, mature, and well-manicured garden, with patio, expansive lawn, various well stocked beds and borders, with mature shrubs and trees, and a shed with further patio.

#### 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

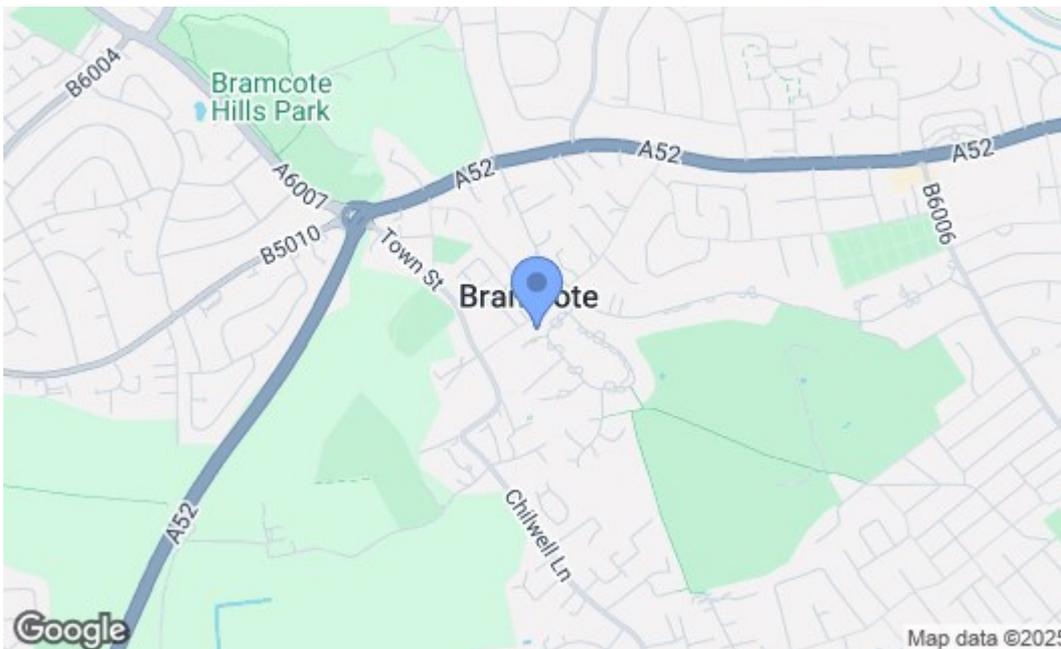
#### Disclaimer:

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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

**England & Wales** EU Directive 2002/91/EC

**Environmental Impact (CO<sub>2</sub>) Rating**

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

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