

DISTINCTIVE  
HOMES  
by



# The Chancery

Bramcote, NG9 3AJ

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A substantial 5-bedroom detached house situated on a large plot at the end of a cul-de-sac in this sought-after area. The house is at the end of a long driveway from a walled entrance approaching the house, with large and beautiful grounds.





**Ground Floor:**

- Patio, spacious entrance hall & WC
- Living room
- Kitchen, breakfast and utility room
- Family room
- Dining room
- Office

**First Floor:**

- Master bedroom
- En-suite shower room
- Four further double bedrooms
- Family bathroom
- Spacious landing

**Grounds:**

- Double garage
- Driveway
- Landscaped front garden
- Patio and landscaped rear garden

**Property information**

- Council tax - Band G
- Tenure - Freehold

**EPC Rating:**

D





The house is in good condition throughout having been well maintained, ground floor with Junkers beech flooring, beech architraves, skirtings, and lattice work to staircase. The Accommodation comprises porch, entrance hallway with a feature staircase with a miniature house with garden under the stairs. Bespoke cupboards, to allow for storage for items on display or hidden. Off the hallway there is a large living room with a gas fire and patio doors. There is also a large dining room, office fitted with two workstations, WC, kitchen/breakfast room, family room and a utility room with a water softener.

To the first floor there is a spacious and bright landing, master bedroom with a dual aspect, fitted wardrobes, dressing table and en-suite shower room. There is a large family bathroom and four further bedrooms.

Outside to the front is a private driveway, a double garage with workbench, power, built-in units, and a loft. A landscaped garden with mature shrubs and plants. To the rear is a split-level patio with plants and water feature, a garden laid to lawn, dwarf fruit trees and bushes, vegetable plot, and herb garden

Tucked away in this exclusive location, readily convenient with local amenities including Beeston town centre and excellent transport links such as the A52, M1 and East Midlands airport.





### Ground Floor

Approx. 130.0 sq. metres (1399.2 sq. feet)



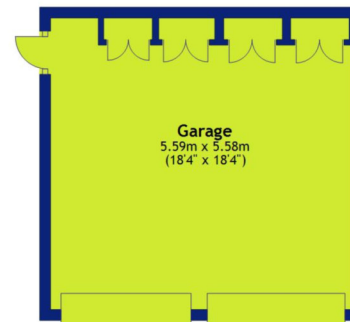
### First Floor

Approx. 95.3 sq. metres (1025.4 sq. feet)



### Garage

Approx. 31.2 sq. metres (335.7 sq. feet)



Total area: approx. 256.4 sq. metres (2760.3 sq. feet)



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## Interested in this home?

Call the FHP Living Distinctive Homes Team

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