

DISTINCTIVE  
HOMES  
by



# Grangelea Gardens

Bramcote, NG9 3HR



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FHP Living is proud to present this uniquely stunning, architect designed, five/six-bedroom double fronted Neo-Georgian detached family home. Offering an exquisite and generous interior and situated on a large, elevated plot, in a small exclusive cul-de-sac. Built in 1998, this is truly a once in a lifetime opportunity.

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The interior has been meticulously maintained and thoughtfully upgraded by the current vendors to an extremely high standard, from the impressive entrance hall, with statement feature staircase and galleried landing, to the kitchen with family room, utility, WC, formal dining room, lounge, games room, study and sitting room.. and that's just the ground floor!

The property is entered through a Georgian style canopy porch with feature pillars and a double panelled entrance door with fan light. You then arrive in the impressive marble floored hallway, with panelled walls, inset ceiling spotlights, with feature staircase up to the first-floor galleried landing, and spiral staircase to the attic. Off the landing, is the master bedroom with en-suite bedroom and a further four generous-sized bedrooms, and family bathrooms.

The lounge has a feature Adam style fire surround with fuel effect gas fire, two double glazed windows and radiator.



The superb modern fitted kitchen has an extensive range of fitted wall and base units with solid doors, quartz worksurfaces and splash backs, inset socket stack and centre island. The range of Bosch appliances include induction hob with pop up extractor, two ovens, coffee machine, microwave oven, plate warmer, one and a half bowl sink with boiling mixer taps, integrated fridge and freezer, integrated dishwasher, ceiling spotlights and two double glazed windows.

The utility has fitted units, quartz work surfaces with splash backs, Belfast style sink with mixer tap, plumbing for a washing machine, concealed boiler, double glazed window, radiator, and double-glazed door to the outside and WC comprising of WC, inset wash hand basin, vanity unit, fully tiled walls and double-glazed window.





The family room has a fuel effect gas fire with granite style hearth and Adam style mantle, with cupboards either side, double glazed patio doors and radiator.

The dining room boasts Italian marble flooring, double glazed window and patio doors and two radiators. The games room – a light and airy space - has a fitted bar with granite work surfaces and is currently home to a full-sized snooker table, the perfect space for entertaining. If you need a place to concentrate, there's a peaceful study with exposed rustic brickwork, three double glazed windows and radiator. The sitting room has an Adam style surround with fuel effect gas fire and granite style hearth, two double glazed windows and radiators.

The impressive master bedroom has an en-suite shower room, comprising of WC, inset wash hand basin, vanity unit, double shower cubicle with mains overhead shower and further shower handset, wall mounted heated towel rail, fully tiled walls, tiled flooring, and extractor fan. Two double glazed windows, two radiators and double-glazed doors on to a private balcony.

Bedroom two has two double glazed windows, two radiators and a Jack & Jill en-suite, comprising WC, wall mounted wash hand basin inset to vanity unit, shower cubicle with mains-controlled shower, fully tiled walls, and flooring, inset ceiling spotlights, extractor fan and double-glazed window.

Bedroom three has two double glazed windows, two radiators, an airing cupboard housing the pressurised hot water cylinder and a further fitted cupboard. Bedrooms four and five have two double glazed windows and radiators. There are two fabulous bathrooms, one with high quality classic fixtures and fittings comprising WC, bidet, pedestal wash hand basin, freestanding bath with shower handset, tiled walls, tiled flooring, inset ceiling spotlights, extractor fan, two radiators and double-glazed patio leading to the balcony. The second comprises of a WC, pedestal wash hand basin, jacuzzi style bath with shower handset, part tiled walls, Velux window and heated towel rail.







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Outside, the property occupies a generous elevated plot sitting in approximately 0.33 of an acre behind private electric gates with a large driveway leading to a double brick and tile garage beyond, with remote controlled, electric up and over door, light and power. There are landscaped gardens to both sides of the property, the private enclosed garden is primarily laid to lawn, with patio to the rear. There is further development potential (subject to the necessary consents).

This truly outstanding property simply must be viewed to be fully appreciated.







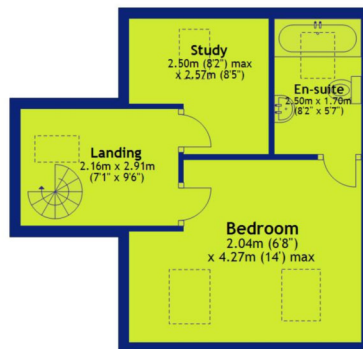
**Ground Floor**  
Approx. 210.7 sq. metres (2268.4 sq. feet)



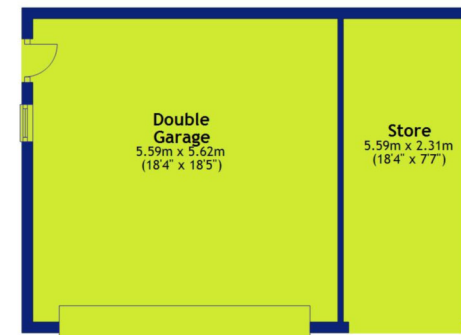
**First Floor**  
Approx. 151.8 sq. metres (1634.0 sq. feet)



**Second Floor**  
Approx. 30.0 sq. metres (323.2 sq. feet)



**Outbuilding**  
Approx. 44.9 sq. metres (482.9 sq. feet)



Total area: approx. 437.4 sq. metres (4708.4 sq. feet)





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76   C	79   C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested by FHP and no guarantee as to their operating ability or their efficiency can be given.







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