



Russley Road  
Bramcote, Nottingham NG9 3JF

AN EXTENDED FOUR BEDROOM  
DETACHED HOUSE.

**£500,000 Freehold**



A significantly extended four bedroom detached family home.

Immaculately presented and ready for immediate occupation, this property offers a great flow of space and ideal for growing families. Features of this property include two well proportioned reception rooms, one currently used as a lounge and the second a sitting room, with French doors opening to a decked terraced area. The hub of the household is an "L" shaped family dining kitchen with a fully fitted range of units, partially vaulted ceiling, and French doors opening to the rear garden, a great space for socializing and entertaining.

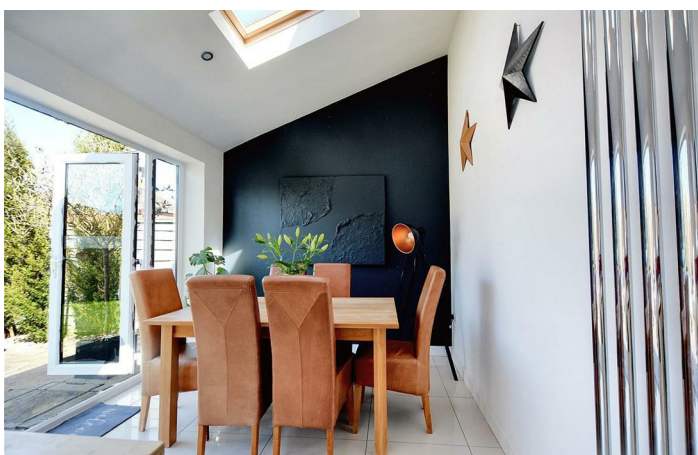
Further features of this property include a utility room, ground floor cloaks/WC, and a TV room converted from part of the garage. External purpose built home office.

The first floor accommodation is well balanced with the principal bedroom having a dressing area and en-suite shower room, and there is a contemporary family shower room. The property is centrally heated from combination boiler and double glazed throughout.

Situated in this highly regarded residential suburb, great for families and commuters alike. Schools for all ages are within easy reach, as is the A52 for access to Derby/Nottingham, Beeston, QMC, and Junction 25 of the M1 motorway. There are leisure activities close by with Bramcote Park and Leisure Centre.

A forecourt provides ample off-street parking (with EV charging point) and the garage now provides a useful storage space to the front. The rear gardens are attractively landscaped and have the benefit of an insulated garden cabin, currently used as a chill-out bar, but is ideal for a range of uses including those looking to work from home.

An exemplary family home of which an early internal viewing is highly recommended.



## HALLWAY

12'2" x 7'4" (3.73 x 2.24)

Radiator, wood effect luxury vinyl tiled flooring, stairs to first floor with understairs store cupboard, sealed unit double glazed windows, solid wood front entrance door.

## LIVING ROOM

13'9" x 11'11" (4.20 x 3.64)

Wood effect luxury vinyl tiled flooring, radiator, double glazed bay window to the front.

## SITTING ROOM

13'10" x 10'10" (4.23 x 3.31)

Media wall with inset flat screen TV and concealed cabling, two feature flat panel radiators, double glazed windows and French doors opening to the rear garden.

## "L" SHAPED FAMILY DINING KITCHEN

20'5" reducing to 8'7" by 8'2" increasing to 18'4" (6.23 reducing to 2.63 by 2.51 increasing to 5.60)

The kitchen area comprises a comprehensive range of fitted wall, base and drawer units with square edge work surfacing and inset one and a half bowl stainless steel sink unit with single drainer. Built-in twin SMEG fitted ovens, electric hob and extractor hood over. Glass splashback upstands, integrated dishwasher, integrated fridge and separate freezer. Porcelain tiled floor, two feature flat panel tubular radiators, partial vaulted ceiling with three Velux double glazed roof windows. Double glazed window and double glazed French doors to the rear garden. Door to understairs store cupboard and door to utility room.

## UTILITY ROOM

9'0" x 8'5" reducing to 3'3" (2.76 x 2.59 reducing to 1.01)

Stainless steel sink unit with single drainer and cupboard under, wall units, plumbing and space for washing machine, double glazed door to the rear, door to cloaks/WC and door to TV room.

## CLOAKS/WC

Incorporating a two piece suite comprising pedestal wash hand basin and low flush WC, motion sensor lighting, heated towel rail, porcelain tiled floor.

## TV ROOM

12'6" x 9'0" (3.82 x 2.76)

A versatile space ideal as a playroom, study, home office, etc. Radiator.

## FIRST FLOOR LANDING

A split level landing providing access to the bedrooms and bathroom.

## BEDROOM ONE

11'5" x 16'4" including dressing area (3.48 x 5 including dressing area)

Radiator, double glazed window to the front with separate walk-in wardrobe/dressing area with twin full height wardrobes with sliding door fronts, hanging rails and shelving.

## EN-SUITE

9'8" x 3'10" (2.95 x 1.17)

Floating wash hand basin, low flush WC, generous shower enclosure with twin rose thermostatically controlled shower system. Partially tiled walls, heated towel rail, double glazed window.

## BEDROOM TWO

13'10" x 11'11" (4.23 x 3.65)

Radiator, large double glazed bay window to the front.

## BEDROOM THREE

13'10" x 10'11" (4.24 x 3.33)

Radiator, double glazed window to the rear.

## BEDROOM FOUR

7'1" x 7'3" (2.16 x 2.23)

Radiator, loft hatch, double glazed window to the front.

## FAMILY BATHROOM

7'8" x 8'5" (2.34 x 2.57)

Three piece suite comprising floating wash hand basin with vanity unit, floating WC with concealed cistern, large walk-in shower enclosure with twin rose thermostatically controlled shower system. Built-in cupboard housing gas combination boiler (for central heating and hot water). Heated towel rail, double glazed window.

## OUTSIDE

To the front there is a generous forecourt with block paving providing parking for a number of vehicles, with further gravel hard standing. There are ornamental shrub beds, access to the garage. The garage is now reduced in size as a storage facility with up and over door to the front, light and power. There is gated pedestrian access at the side of the house. The rear garden is attractively landscaped, with raised terraced patio area, circular lawn flanked with gravel beds. There is an attractive decked area beyond the French doors of the sitting room. The lower garden is finished in ornamental pebbles with raised sleeper beds and a further patio area sitting in front of the garden cabin. To the far side of the property is a purpose built home office.

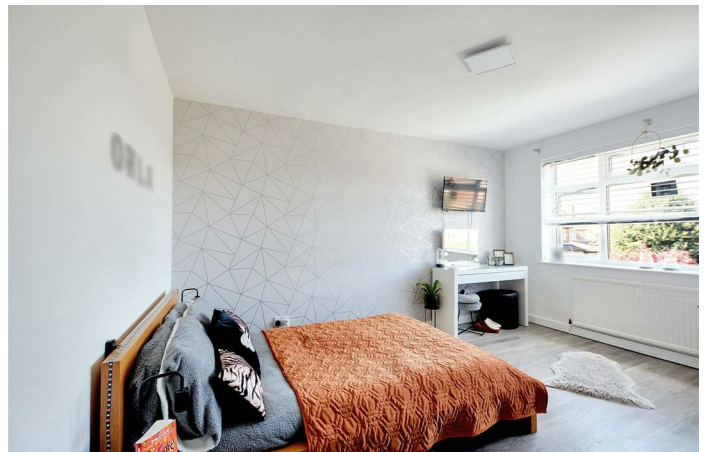
## GARDEN CABIN

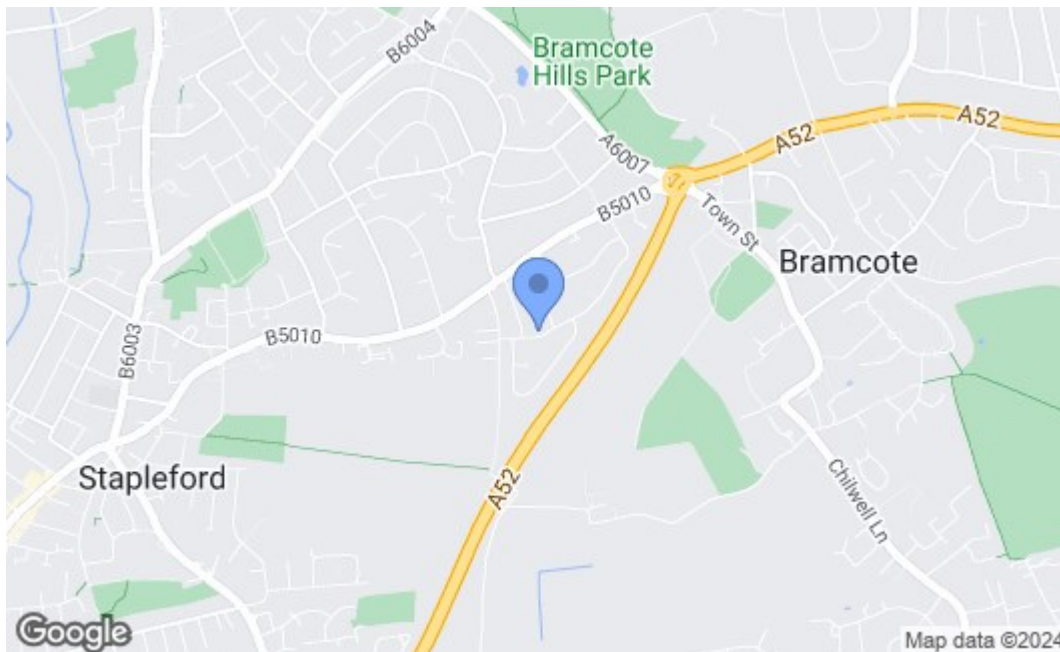
13'1" x 8'5" (4 x 2.58)

Bespoke timber constructed garden cabin which is insulated, light, power, skylight, wall mounted electric heater and broadband point. Accessed via uPVC double glazed French doors. This versatile space is currently used as a chill-out bar, but could equally be used as a home office, gym, den, etc.

## HOME OFFICE

Located to the far side of the property this self contained unit is timber constructed with insulated plastered walls and a skylight. Light, Power and internet point. Ideal for home working.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
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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.