

DISTINCTIVE  
HOMES  
by



11 Claremont Avenue, Bramcote,  
Nottingham, NG9 3DG



# 11 Claremont Avenue, Bramcote,

Nottingham, NG9 3DG

£975,000

FHP Living are delighted to be offering for sale a rare visitor to the open market in this impressive individual detached residence with the accommodation creatively arranged over two floors and located in the highly desirable location of Bramcote.







- An Individual Architecturally Designed Two Storey Dwelling
- No Onward Chain
- Originally Designed and Constructed in 1970
- Entrance Hall
- Sitting Room, Spacious Open Plan Living Area
- Fitted Kitchen
- Three Double Bedrooms
- Three Bath/Shower Rooms
- Utility/Laundry Room
- Internal Area Approx. 2800 sq ft
- Substantial and Established Gardens, Terraced Patio Area
- Grounds Approaching a Third of an Acre
- Driveway with Carport and Parking for up to Five Vehicles
- Shed and Summerhouse
- EPC Rating C







An individual detached property, crafted in 1970 and designed by a local architect. Its unique design sets it apart in the sought-after Bramcote area. Nestled on a plot of land approaching one third of an acre, the property offers a generous space for living. With its bespoke design, the house presents an exceptional opportunity for those seeking a home with character and charm whether restoring the original features or adding modern touches, there is potential to craft a truly distinctive home.

You are greeted by a spacious entrance hall. The large sitting room offers versatile living accommodation, previously serving as a games room. With patio doors leading to the well established garden, complete with a terraced patio area, indoor-outdoor living is seamlessly integrated.

The property features a convenient cloaks facility off the entrance hall, along with a utility/laundry room for added practicality. A study/bedroom provides flexibility for remote work or additional sleeping quarters, while a shower room adds convenience.



Ascending the stairs to the first floor, you'll find the fitted kitchen. The large family bathroom features a separate shower. Two double bedrooms offer comfortable living spaces, with one boasting a spacious en-suite for added privacy and comfort. This floor provides a plethora of storage.

Moreover, the property presents an exciting opportunity for reconfiguration and expansion. With potential to be converted from a three-bedroom home into a five-bedroom property.

A side gate leads to the rear of the property, where you will find a patio, pathway, and a spacious garden. The garden is a haven of tranquility, featuring an expanse of lawn, various bushes, shrubs, and an array of trees, creating a picturesque backdrop. In addition to the beautiful garden, the property offers practical amenities, including a driveway and a double carport. This provides off-road parking for multiple cars. An opportunity not to be missed!







### Ground Floor

Approx. 123.2 sq. metres (1326.3 sq. feet)



### First Floor

Approx. 137.0 sq. metres (1474.2 sq. feet)



Total area: approx. 260.2 sq. metres (2800.5 sq. feet)









## Distinctive Homes by FHP Living

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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## Interested in this home?

Call the FHP Living Distinctive Homes Team

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