

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!









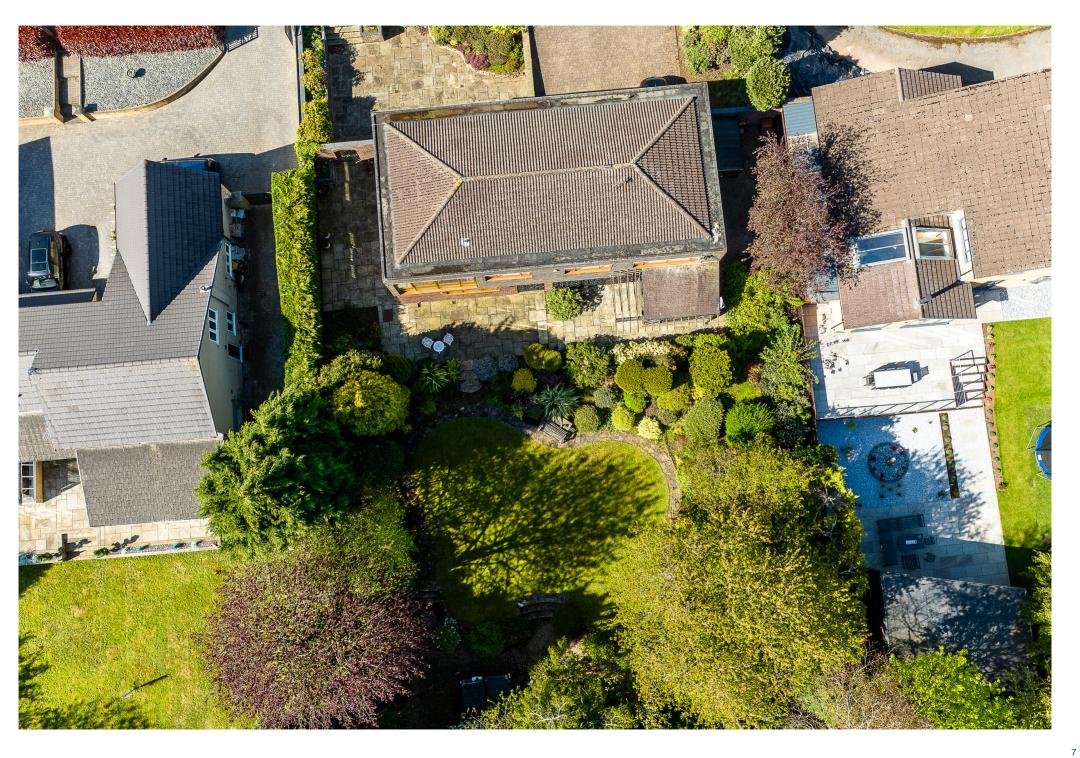
Ground Floor Approx. 123.2 sq. metres (1326.3 sq. feet)



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



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

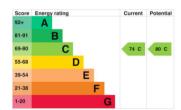




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Interested in this home?

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