

Claremont Avenue

Bramcote
Nottingham
NG9 3DG

Asking Price Of £975,000



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- 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, Shed, Summerhouse
- Grounds Approaching a Third of an Acre
- Driveway with Carport and Parking for up to Five Vehicles



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Claremont Avenue, Bramcote, Nottingham, NG9 3DG

Key Features

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 and enjoying the outdoors. 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, this property provides the space and potential to craft a truly distinctive home. You are greeted by a spacious entrance hall that sets the tone for the rest of the property. The large sitting room offers versatile living accommodation, previously serving as a games room, perfect for entertaining or relaxing. With patio doors leading to the large, 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 and comfort.

Ascending the stairs to the first floor, you'll find a fitted kitchen, ideal for culinary enthusiasts and family gatherings. The large family bathroom features a separate shower, providing convenience and luxury for everyday use. Two double bedrooms offer comfortable living spaces, with one boasting a spacious en-suite for added privacy and comfort. 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, the possibilities are vast.

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 lush 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 summerhouse, shed, driveway and a double carport. This provides off-road parking for multiple cars, ensuring convenience and ease for homeowners and visitors alike. An opportunity not to be missed!

These sales particulars have been prepared by FHP Living on the instruction of the vendor. Services, equipment and fittings mentioned in these particulars have NOT been tested, and as such, no warranties can be given. Prospective purchasers are advised to make their own enquiries regarding such matters. These sales particulars are produced in good faith and are not intended to form part of a contract. Whilst FHP Living have taken care in obtaining internal measurements, they should only be regarded as approximate. Purchaser information - Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, FHP Living require any successful purchasers proceeding with a purchase to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill. This evidence will be required prior to FHP Living instructing solicitors in the purchase or the sale of a property.





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



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Interested in this home?

Contact the FHP Living Team on 0115 841 1155

23 Bridgford Road
West Bridgford
Nottingham
NG2 6AU

1 Weekday Cross
The Lace Market
Nottingham
NG1 2GB

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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