

# The Chancery

Bramcote  
Nottingham  
NG9 3AJ

**Offers Over £795,000**



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0115 841 1155



- Delightful setting in popular location
- Three bedrooms
- Bright & airy hallway
- Two modern shower rooms
- Spacious lounge with bay windows
- Separate dining/sitting room
- Landscaped gardens
- Gated driveway & double garage
- EPC Band D / Council Tax Band G
- Freehold





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## The Chancery, Bramcote, Nottingham, NG9 3AJ

### Key Features

FHP Living feels privileged to be offering for sale this hidden gem in one of Nottingham's premier locations, boasting around 2,000 sq ft of space, including the double garage.

Nestled beyond secure gated access and approached via a private driveway, this delightful, detached bungalow enjoys a secluded position in one of Nottingham's most sought-after residential areas. It is only on occasions that homes of this style and setting come to the market-offering a blend of tranquillity, convenience, and superb living space.

The property has been maintained and thoughtfully arranged, making it ideal for retirees, downsizers, or professionals seeking versatile accommodation with a focus on comfort and style.

Upon entering, you are welcomed into a bright and inviting entrance hall, where a large plate glass window frames uninterrupted views of the beautifully landscaped rear garden-creating an immediate sense of calm and connection to nature.

To the heart of the home lies a generous family dining kitchen, fitted with a range of wall and base units, integrated appliances, and ample space for everyday dining and entertaining. Adjacent to the kitchen is a formal dining/sitting room, ideal for hosting guests or relaxing in a more intimate setting.

The lounge, positioned to the front of the property, features a charming box bay window that floods the room with natural light and offers pleasant views across the lawned fore garden.

The inner hallway provides access to the bedroom wing, which comprises three bedrooms, with the principal bedroom benefiting from a modern en-suite shower room, while the remaining rooms are served by a further family shower room with a modern suite.

Externally, the home continues to impress. The gated driveway offers ample off-road parking and leads to a double garage with twin up-and-over doors, providing for either further parking or excellent storage/workshop potential.

The fore garden is laid mainly to lawn while the rear garden offers a private, tranquil retreat, thoughtfully landscaped with mature shrubs, a paved patio area, and decorative planting-perfect for alfresco dining or simply enjoying the changing seasons.

This is an opportunity to acquire a well-positioned, quality home in a discreet and desirable setting. Viewing highly recommended.





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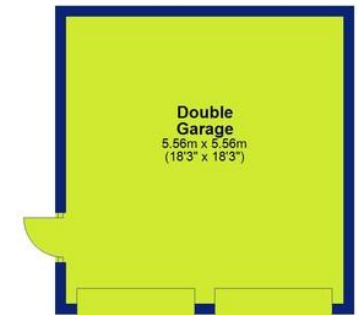
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**Ground Floor**  
Approx. 154.4 sq. metres (1662.5 sq. feet)



**Double Garage**  
Approx. 30.9 sq. metres (332.7 sq. feet)



Total area: approx. 185.4 sq. metres (1995.2 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		77 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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