

DISTINCTIVE
HOMES
by



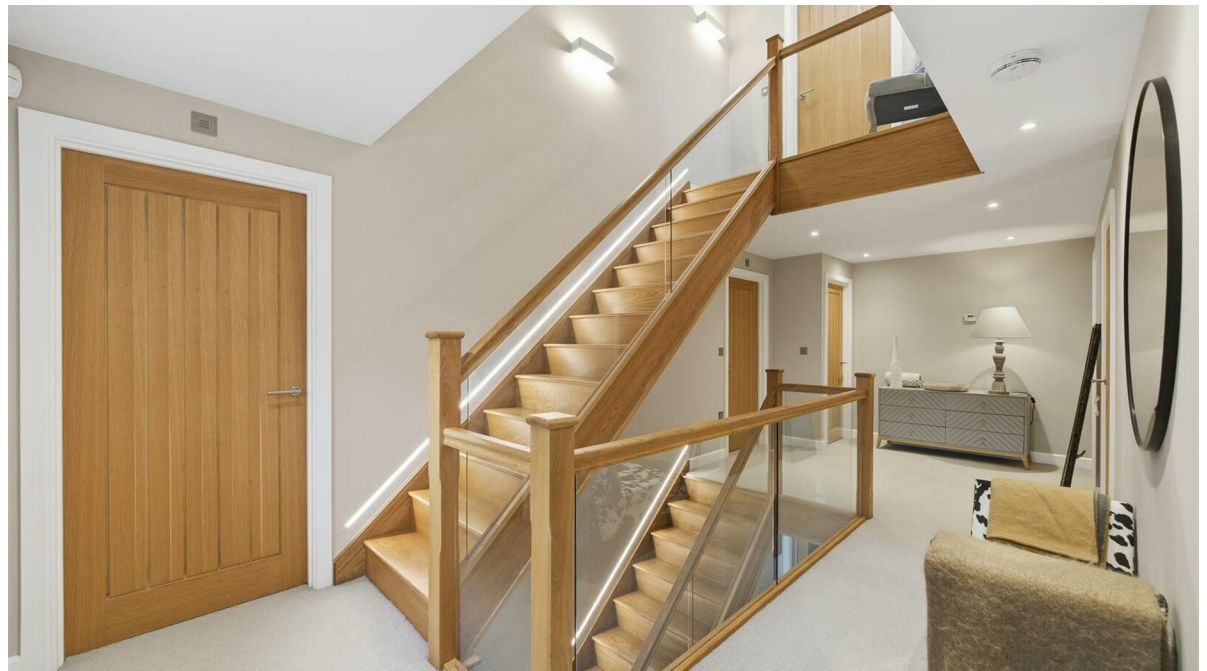
Cow Lane

Nottingham, NG9 3DJ

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Set within an exclusive bespoke development on Cow Lane in Bramcote, this contemporary four year old detached home offers an exceptional blend of style, space, and modern comfort. From the moment you step inside, the impressive entrance hallway makes a striking first impression. Generous in scale and beautifully finished, it features a oak framed staircase that immediately sets the tone for the craftsmanship and quality found throughout the property. Underfloor heating across the ground floor enhances the sense of warmth and luxury.





The expansive kitchen and dining space forms the heart of the home, complete with a large central island with a breakfast bar, sleek cabinetry, and bi-fold doors opening onto the patio and garden—perfect for both everyday living and entertaining. A cosy snug sits just off the hallway, while the sizeable lounge provides an additional reception room ideal for family gatherings or quiet relaxation. Completing the ground floor are a utility room, guest WC, and convenient internal access to the garage. The first floor offers four well proportioned bedrooms, including a superb suite with a private dressing room and en suite. Another bedroom also benefits from its own en-suite, while the remaining rooms are served by a stylish family bathroom and an airy landing that continues the home's feeling of space.





Taking the entire top floor, the second bedroom provides an exceptional private retreat. With its own dressing room and contemporary en suite, this floor is perfect for guests, older children, or those seeking a more secluded main bedroom sanctuary. Outside, the property enjoys a large single garage, ample parking with large patio and garden to the rear. The house sits within a peaceful cul de sac as part of this small, well designed development. Cow Lane is one of Bramcote's most desirable addresses, offering a peaceful, leafy feel with the convenience of nearby facilities. Residents benefit from scenic woodland walks, highly regarded schools, and excellent transport links to Nottingham, Derby, and major commuting routes. The cul de sac position enhances privacy and reduces passing traffic, making it an ideal setting for families and those seeking a calm and secure place to live. Bramcote itself provides a friendly, village like atmosphere with all the advantages of a well connected suburban location.





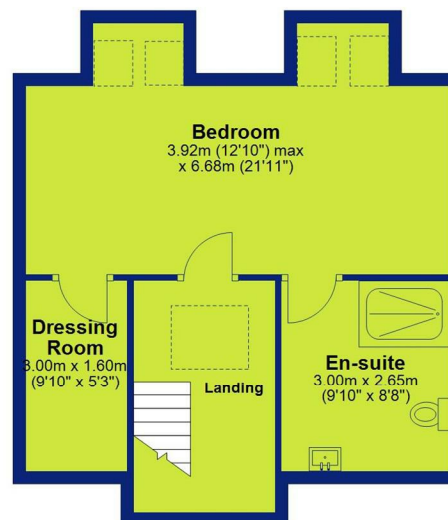
Ground Floor
Approx. 123.3 sq. metres (1327.4 sq. feet)



First Floor
Approx. 123.0 sq. metres (1323.6 sq. feet)



Second Floor
Approx. 35.8 sq. metres (385.8 sq. feet)



Total area: approx. 282.1 sq. metres (3036.7 sq. feet)



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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	87	91
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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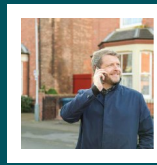
Call the FHP Living Distinctive Homes Team

Tel: 0115 841 1155



Jules Hunt

Mobile: 07917 460 033
jules@fhpliving.co.uk



Steven Gray

Mobile: 07917 576 253
steven@fhpliving.co.uk



Lee Mathews

Mobile: 07917576255
lee@fhpliving.co.uk

23 Bridgford Road
West Bridgford
Nottingham NG2 6AU

1 Weekday Cross
The Lace Market
Nottingham NG1 2GB