



Stanley Drive
Bramcote, Nottingham NG9 3JY

Offers Over £600,000 Freehold

A FOUR/FIVE BEDROOM FAMILY HOME.



Situated in this prime residential location on a garden plot approaching a quarter of an acre is this substantial FOUR/FIVE bedroom detached family home with four reception rooms.

Offering spacious and adaptable accommodation, great for growing families. As soon as you open the front door you are welcomed into a large central hallway which gives access to the principal ground floor rooms, a living room with twin aspect and French doors opening to the rear garden, and undoubtedly the hub of the household is the semi open plan living family dining kitchen, a large space ideal for socializing and entertaining, and enjoys aspects over the rear garden. Also on the ground floor is an additional reception room, currently used as the dining room, a side lobby leading to a study, currently used as a fifth bedroom, there is a cloaks/WC and utility room. We believe these rooms could be adapted into a private ground floor living space, great for dependent relatives, as well as teenagers, etc. This versatile space is also ideal for those looking to work from home.

Rising to the first floor, the spacious landing gives access to the three bedrooms on this level, the guest with en-suite shower room and a family bathroom, a staircase from the landing leads to the fourth double bedroom on the second floor.

A particular feature of this property and what cannot be fully appreciated from the front is the substantial rear gardens which include a "secret" garden of approximately 365sqm which has been beautifully landscaped by the current owners and offers a private and tranquil space for families of all ages to enjoy and unwind. Within this private garden are two garden buildings, one in particular has been professionally built to provide a home office with insulation, double glazing, light, power and internet connection - great for those looking to work from home or could be used as a studio, den, etc.

The property also enjoys attractive formal gardens surrounding the rear elevation with large patio area and lawns, also offering a good degree of privacy. Off-street parking is provided to the front and there is a private shared service lane at the side of the property which gives gated access to a rear courtyard providing additional off-street parking and leading to a double garage.

Situated in this highly regarded residential suburb within Bramcote, a superb location for families and commuters alike, as schools for all ages are within easy reach, as is a number of open spaces including Bramcote Park and Hemlock Stone, Bramcote Leisure Centre is within walking distance, as is a regular bus service. For those looking to commute, the A52 is a short drive away which links Nottingham and Derby, as well as Junction 25 of the M1 motorway. Within easy reach is the bustling, vibrant town of Beeston, which has an array of shops and facilities and a great evening economy, as well as bus, tram and train links.

This fantastic family home has been well maintained over the years, benefitting from central heating served from a combination boiler and double glazing. We strongly recommend a detailed viewing to fully appreciate the property and grounds on offer.



RECEPTION HALLWAY

12'11" x 6'7" increasing to 9'3" (3.96 x 2.02 increasing to 2.83)

Spacious and welcoming reception hallway with original feature leaded light porthole style window, uPVC double glazed front entrance door with matching porthole window, further double glazed window continuing the theme. Radiator, oak wood flooring, stairs to the first floor with walk-in understairs store closet. Glazed double doors to living room, glazed door to kitchen, glazed door leading to dining room.

LIVING ROOM

26'6" x 12'3" (8.10 x 3.75)

A light and spacious room with central chimney breast with inset contemporary log effect gas fire. Radiator, double glazed window to the front, partial vaulted ceiling to the rear with Velux double glazed roof window, double glazed French doors with double glazed windows opening to the rear garden. Glazed double doors leading to the family dining kitchen.

DINING ROOM

15'6" x 12'1" (4.73 x 3.7)

A versatile room that can be put to other uses, including potential of a ground floor bedroom. Radiator, double glazed bay window to the front. Door to inner lobby.

INNER LOBBY

Door to study/bedroom, door to cloaks/WC, door to utility.

STUDY/BEDROOM 5

10'0" x 8'0" (3.07 x 2.45)

A versatile space currently used as a ground floor single bedroom but could also be used as a study, home office, etc. Radiator, double glazed window.

CLOAKS/WC

4'0" x 3'10" (1.23 x 1.17)

Two piece suite comprising wash hand basin, low flush WC. Radiator, double glazed window.

UTILITY ROOM

10'9" x 7'10" (3.28 x 2.40)

Range of fitted wall, base and drawer units with work surfacing and inset stainless steel sink unit with single drainer. Space for American-style fridge freezer, plumbing and space for washing machine, further appliance space suitable for tumble dryer. Cupboard housing gas boiler (for central heating and hot water). Radiator, double glazed window and door to the rear.

FAMILY DINING KITCHEN - KITCHEN AREA

12'0" x 16'4" (3.66 x 5)

Incorporating a Shaker-style range of fitted wall, base and drawer units with square edge work surfacing and inset one and a half bowl stainless steel sink unit with single drainer. Large central island unit with inset five ring gas hob with extractor hood over, breakfast bar with space for four seats. Integrated appliances including an electric double oven, microwave and dishwasher. Open to the family room.

FAMILY ROOM

16'10" x 13'7" (5.14 x 4.15)

A great space for entertaining and also relaxing, with cast iron multi-fuel burner. Radiator, vaulted ceiling with two double glazed Velux roof windows. Double glazed windows to both side elevations, double glazed windows and French doors opening to the rear garden.

FIRST FLOOR LANDING

Generous central landing with double glazed dormer window, stairs to second floor.

BEDROOM ONE

15'7" x 11'10" (4.77 x 3.63)

Radiator, double glazed bay window to the front.

BEDROOM TWO

11'3" x 7'8" (3.43 x 2.35)

A great guest bedroom or ideal for a teenager. Radiator, double glazed window to the front, door leading to en-suite.

EN-SUITE

Three piece suite comprising wash hand basin with vanity unit, low flush WC, walk-in shower cubicle with electric shower. Built-in laundry closet.

BEDROOM THREE

12'3" x 11'11" (3.75 x 3.64)

Radiator, double glazed window to the rear.

FAMILY BATHROOM

2.57 x 1.55 increasing to 2.83

Incorporating a four piece suite comprising wash hand basin with central mixer taps set in a vanity unit with additional side storage cupboards., low flush w.c., twin end bath with central taps and hand-held shower; separate shower cubicle, heated towel rail, tiling to walls and double glazed window.

BEDROOM FOUR

16'7" x 12'4" (5.08 x 3.78)

Located on the second floor and accessed via a staircase off the first floor landing. Radiator, walk-in wardrobe, double glazed dormer window to the rear with aspect over the garden and surrounding area.

OUTSIDE

The property is set back from the road with a walled-in front garden which is finished with ornamental flintstone gravel and block paved pathway leading to the front door. There are wrought iron vehicle sized gates providing off-street parking. There is gated pedestrian access to one side of the property leading to the main rear gardens. The formal gardens to the property are walled, fenced and enclosed, and comprise a generous Indian stone style patio and terrace area with retaining brick wall and steps leading to a landscaped garden with shaped lawn and attractive flintstone gravel bedding with circular feature patio area. A pathway runs along one side of the property to give pedestrian access to the garage. To the far side of the property is a useful bin and log store with pedestrian gate leading to the access lane. At the foot of the formal gardens there is a rose arch with gate leading to a gravel courtyard with wrought iron double gates leading to the access and also to the detached double garage. There is raised bedding, a further log store, garden shed and garden wall with gate leading through to the "secret" gardens. The "secret" gardens offer a tranquil private space with wide range of specimen trees, shrubs and evergreen plants for all year round colour. There is a pergola with decked area, ideal for a hot tub, sections of garden laid to lawn, a generous circular patio area and there are two purpose built garden cabins.

GARDEN CABIN ONE

An insulated and plastered home office with electric heater, light, power and internet connection. This makes an ideal home office space but could also be put to other uses.

GARDEN CABIN TWO

8'2" x 10'2" (2.5 x 3.1)

A meandering pathway running through the garden leads to this private space. Currently used as a summerhouse.

DOUBLE GARAGE

17'7" x 16'1" (5.38 x 4.92)

Sectional concrete construction with light and power, twin up and over doors.

AGENTS NOTE

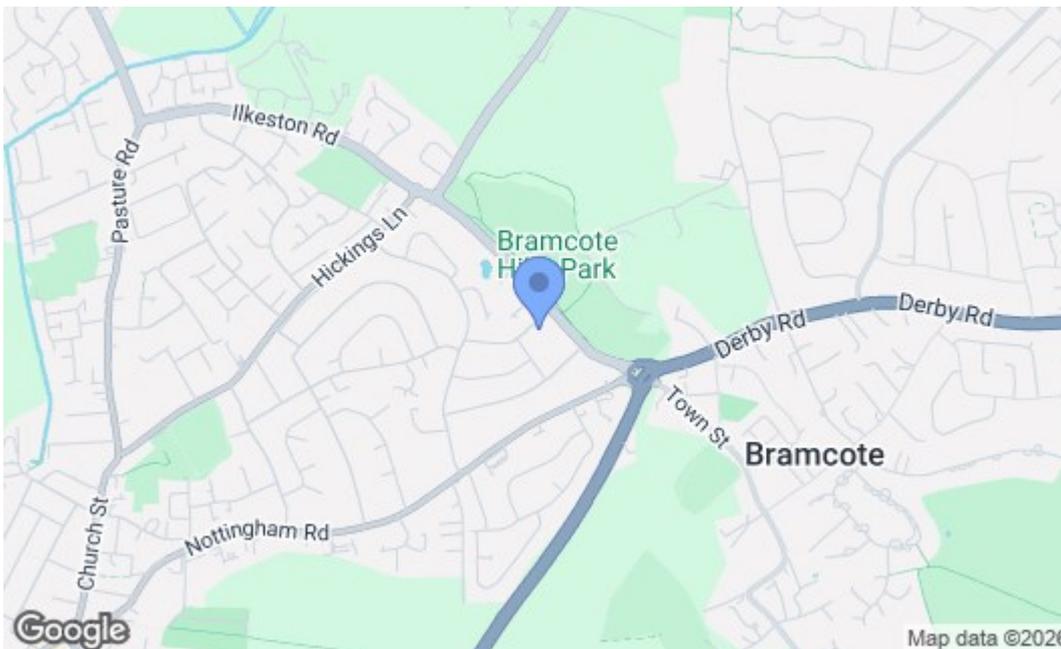
Access to the rear courtyard and garage is via a service road to the side of the dwelling, the first 50ft approx is owned by Number 1 Stanley Drive and the remainder by various neighbours, who also benefit from 24/7 access over.





1 STANLEY DR, BRAMCOTE, NOTTINGHAM NG9 3JY

Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropex C2025



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 59 | 73 |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.