



Chilwell Lane,
Bramcote, Nottingham
NG9 3DU

£895,000 Freehold



A traditionally styled stunning six-bedroom new build house, offering a luxurious interior.

Occupying an excellent location in this small and exclusive development set behind private gates, this fabulous home is the final property to be completed in this established and private location.

In brief the stylish and contemporary interior, offering versatile accommodation over three floors briefly comprises entrance hall, utility, WC, a particularly impressive open plan kitchen diner and living area with double bi-fold doors, sitting room and study. Rising to the first floor is the principle en-suite bedroom, three further good sized bedrooms and family bathroom, then rising to the second floor are two further bedrooms and a shower room.

Outside the property has parking for three vehicles with the garage beyond and to the rear has enclosed and primarily lawned garden with paving and a sunny south-facing aspect.

Available to the market with the benefit of chain free vacant possession and being conveniently situated for a range of transport links including the NET tram, local schools, shops, parks and a wide variety of other facilities, this great property finished to exacting standards throughout simply must be viewed to be truly appreciated.



Entrance Hall

A composite entrance hall, underfloor heating which is present through the entirety of the ground floor, and stairs off to the first floor landing.

Utility Room

7'0" x 5'1" (2.15m x 1.57m)

Fitted base units, quartz work surfacing with splashback, single sink with mixer tap, plumbing for a washing machine and further appliance space, and composite door to the exterior.

Downstairs WC

Fitted with a WC, wall-mounted wash-hand basin, extractor fan, and storage cupboard housing the Ideal boiler.

Kitchen Diner/Living Area

24'8" x 21'1" maximum overall measurements (7.52m x 6.45m maximum overall measurements)

A range of Kessler wall and base units, feature island, quartz work surfacing with splashbacks, Neff appliances including an induction hob with downward extractor, integrated dishwasher, two hide and slide electric ovens, integrated fridge and freezer, double sink with mixer tap, and two double glazed aluminium bi-fold doors.

Sitting Room

17'2" x 13'3" (5.24m x 4.06m)

UPVC double glazed window, brick fire surround with a fitted flue, flagstone hearth and oak inset mantle.

Study

10'9" x 7'8" (3.30m x 2.36m)

UPVC double glazed window.

First Floor Landing

UPVC double glazed window, radiator, stairs off of to the second floor landing.

Bedroom One

14'9" x 12'11" plus door recess (4.51m x 3.96m plus door recess)

UPVC double glazed window and radiator.

En-Suite

8'7" x 5'10" (2.63m x 1.78m)

Quality fittings in white comprising WC, wash-hand basin inset to vanity unit with illuminated mirror above, shower cubicle with mains control over head shower and further shower handset, extractor fan, wall-mounted heated towel, fully tiled walls, tiled flooring, electric underfloor heating.

Bedroom Two

13'4" x 13'3" (4.07m x 4.04m)

UPVC double glazed window and radiator.

Bedroom Three

16'2" x 11'3" (4.93m x 3.44m)

UPVC double glazed window and radiator.

Bedroom Four

13'4" x 10'10" (4.07m x 3.31m)

UPVC double glazed window and radiator.

Bathroom

7'6" x 6'4" (2.29m x 1.95m)

Fittings in white comprising WC, wall-mounted wash-hand basin with illuminated mirror, double shower cubicle, with mains control over head shower and further shower handset, wall-mounted heated towel rail, fully tiled walls, tiled flooring, electric underfloor heating, UPVC double glazed window and extractor fan.

Second Floor Landing

UPVC double glazed window, radiator and further Velux window.

Bedroom Five

13'3" x 14'2" (4.06m x 4.32m)

Feature Velux window, two radiators, and UPVC double glazed window.

Bedroom Six

16'4" x 12'2" (5m x 3.73m)

Three Velux windows and two radiators.

Shower Room

10'9" x 7'1" (3.30m x 2.16m)

Fittings in white comprising WC, wall-mounted wash-hand basin, double shower cubicle with mains control head shower and further shower handset, wall-mounted heated towel rail, fully tiled walls, tiled flooring, Velux window, airing cupboard housing the hot water cylinder.

Outside

To the front the property has a drive providing parking for three vehicles with the garage beyond and a path providing access to the rear of the property. To the rear the property has an enclosed and landscaped garden with a sunny south facing aspect, primarily lawned garden, sandstone patio, outside tap, and power points.

Garage

18'6" x 9'8" (5.64m x 2.96m)

Electric up and over door to the front, composite double glazed door to the rear, light and power.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		86	90
(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	
Environmental Impact (CO₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
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.