

TO LET



The Jardines, Bramcote
£2,750 pcm


MARTIN&CO



The Jardines, Bramcote

Detached House,
4 bedroom, 2 bathroom

£2,750 pcm

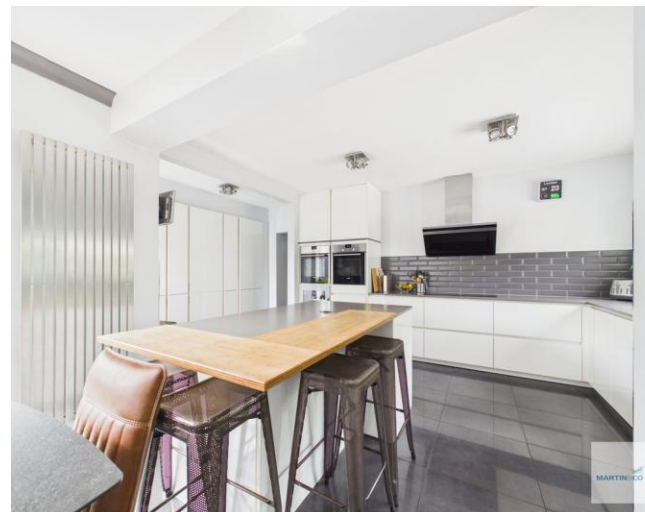
Date available: 31st August 2026

Deposit: £3,173

Furnished Optional

Council Tax band: E

- Four Bedroom Detached Home
- Small, Exclusive Cul-De-Sac
- Open Plan Dining Kitchen With Island & Bi-Folding Doors
- Living Room With Picture Window
- Solar Panels & Air Conditioning
- Almost 1/5th Acre Plot With Large Gardens



Martin & Co. are pleased to offer to the market this executive, four bedroom detached family home.

Affording a deceptively spacious interior, the accommodation comprises of an entrance hallway with stairs leading to the first floor and access to the basements rooms and opening out into the main living areas. The stunning, open plan dining kitchen is the real heart of the home; well equipped featuring a range of fitted units, integrated twin ovens, fridge, freezer dishwasher and wine cooler there is an island providing plenty of worksurface space and is open to the dining area - perfect for entertaining or family meals - and with bi-folding doors to the rear garden. Off this space is a conservatory with garden access and the bright and spacious living area with a large

picture window framing the superb view over the garden. To the alternate end of the ground floor is the utility with washing machine plumbing and dryer point, cloakroom and a generously sized home office/study.

To the first floor the landing has plenty of eaves storage and leads to the master bedroom with further eaves storage and an en-suite shower room, a second double bedroom with fitted wardrobes and well proportioned third and fourth bedrooms alongside the family bathroom which features a bath and shower over.

Adding to the very healthy square footage of the home is the four basement rooms. With a slight head height restrictions these versatile spaces make for an ideal cinema, games or playrooms or further home office spaces.

Externally, the property stands on a fantastic plot - almost 1/5th of an acre in size - and has two generously sized lawned garden areas, a total of three

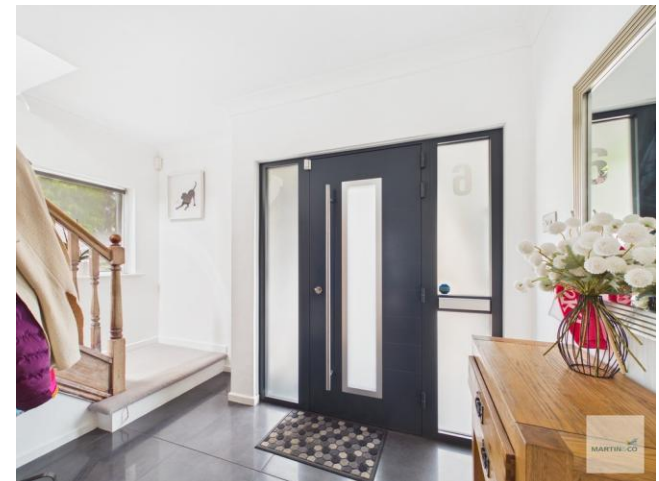
separate patio areas and a summer house. There is a hot tub which can be left by separate negotiation.

To the front there is a double width driveway for two cars and an integral garage with up and over door, power and lighting.

The property benefits from solar panels, air conditioning to some rooms and can be offered with some furnishings included.

Ideally situated in this exclusive cul-de-sac of just four properties the property offers easy access to a range of local amenities at Bramcote Shops and a larger array at Beeston, nearby transport links and the A52 provides easy access to Nottingham, Derby and the M1 at Junction 25.

Early viewing is strongly recommended to appreciate the space, quality and rarity of a property of this calibre on the lettings market.



In order to meet the referencing criteria applicants must be in receipt of a salary of £82,500 from a permanent source of employment.

To reserve the property a holding fee of £634.00 payable







Martin & Co Beeston

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.