



Bramcote Avenue,  
Chilwell, Nottingham  
NG9 4DT

**£495,000 Freehold**





A stylish and individual architect designed, four-bedroom, detached new build house, constructed by Maltby Homes.

This appealing and efficient living space, with an A rating EPC, has been finished to exacting standards throughout, with a light and spacious accommodation arranged over three floors, with a particularly impressive open plan kitchen diner and living space, with patio doors, Velux windows and a 'Sheraton' fitted kitchen with island.

In brief the contemporary interior comprises: entrance hall with storage, large open plan kitchen diner and living space, Utility and WC, rising to the first floor is an en-suite bedroom, two further bedrooms and bathroom, and to the second floor is another generous en-suite bedroom.

Outside the property has a drive to the front with EV charging point, and to the rear, there is a landscaped garden with patio and lawn.

Occupying an enviable and established residential location, within north-west Beeston, readily accessible for Beeston Town Centre, excellent transport links such as the NET Tram and the A52, well placed for wide range of other local amenities, this stunning house, truly must be viewed in order to be fully appreciated.



### Entrance Hallway

A composite entrance door, UPVC double glazed window, stairs leading to the first floor landing, and useful storage cupboard.

### Open Plan Kitchen Diner and Living Space

33'2" x 18'0" decreasing to 11'9" (10.12m x 5.49m decreasing to 3.59m) with an extensive range of quality fitted Sheraton wall and base units, quartz work surfacing with splashback, island with breakfast bar, one and a half bowl sink and drainer unit with mixer tap, integrated Neff appliances including: induction hob with extractor above, Neff hide and slide electric oven and combination microwave and oven, integrated dishwasher, fridge freezer, plinth lighting, inset ceiling spotlights, aluminium sliding patio doors, three feature Velux windows, UPVC double glazed window to the front, and underfloor heating, which is present throughout the entirety of the ground floor.

### Utility

5'9" x 4'3" (1.76m x 1.30m )

Plumbing for washing machine, space for a dryer, 'Ideal' boiler, UPVC double glazed window, inset ceiling spotlights and extractor fan.

### WC

With fittings in white comprising: low level WC, wash hand basin inset to vanity unit with tiled splashback, extractor fan and inset ceiling spot lights.

### First Floor Landing

UPVC double glazed window, radiator, inset ceiling spotlights, useful store cupboard and stairs rising to the second floor.

### Bedroom One

12'3" x 11'7" (3.74m x 3.54m)

UPVC double glazed window, radiator and inset ceiling spotlights.

### En-Suite

Fitted with a low level WC, wash hand basin set upon a plinth with tiled splashback and de-misting electric mirror and shaver point, shower cubicle with mains overhead shower and further shower handset, UPVC double glazed window, wall mounted heated towel rail, extractor fan and inset ceiling spotlights.

### Bedroom Two

10'5" x 8'2" (3.19m x 2.50m )

UPVC double glazed window and radiator.

### Bedroom Three

9'4" x 8'7" (2.85m x 2.62m )

UPVC double glazed window and radiator.

### Bathroom

Incorporating a three piece suite comprising: low level WC, wash hand basin inset to vanity unit with de-misting mirror above and shaver point, bath with mains overhead shower and further shower hand set, part tiled walls, wall mounted heated towel rail, inset ceiling spotlights, UPVC double glazed window and extractor fan.

### Second Floor Landing

UPVC double glazed window.

### Bedroom Four

19'2" x 10'4" maximum overall measurements (5.86m x 3.16m maximum overall measurements)

Useful eaves storage cupboards, radiator, four feature Velux windows, and inset ceiling spotlights.

### En-Suite

Fitted with a low level WC, wash hand basin inset to vanity with a adjustable

mirror above, part tiled walls, shower cubicle with mains overhead shower and further shower handset, extractor fan, wall mounted heated towel rail, and Velux window.

### Outside

To the front, the property has parking for two vehicles and a EV charging point, with gated access leading to the rear; here the property has an enclosed garden with a outside tap, patio, lawn and a bin store.

### Property Specification:

- \* New constructed house
- \* Flush casement contemporary double glazed windows with large aluminium patio doors
- \* Composite front entrance doors
- \* Landscaped front and rear gardens
- \* Stone market grey multi paths and patios around the dwellings
- \* Premier granite stone grey paving for car standing areas
- \* Contemporary kitchens by Sheraton with a range of units, including Konigstone worktops, all Neff appliances: to include oven/hob, microwave/oven, extractor, built in fridge and freezer, dishwasher, and island.
- \* Utility room to house washer/drier
- \* Contemporary Karndean flooring throughout the ground floor
- \* Remaining areas carpeted throughout
- \* Contemporary internal doors with quality chrome ironmongery
- \* Bathrooms to include: full and half tiled Bathrooms all meticulously designed with Karndean tiled floors to include large showers with contemporary screens vanity units and heated black towel rails.
- \* Heating system: full gas central heating throughout, underfloor heating throughout the ground floors with zoned controls. Radiators to the first and second floors.
- \* Electrics: High specification of electrical system to include, downlights with LED lamps, sockets, general lighting, smoke and heat detectors, alarm systems, tv and internet distribution throughout.
- \* Intruder Alarm
- \* 10 year structural warranty
- \* Bringing very traditionally built dwellings with all the advantages of the energy efficient 21st century products
- \* New builds A rated EPC energy efficient dwellings, which will significantly reduce annual flueage

### Material Information:

Freehold

Property Construction: Brick

Water Supply: Mains

Sewerage: Mains

Heating: Mains Gas

Solar Panels: No

Building Safety: No Obvious Risk

Restrictions: None

Rights and Easements: None

Planning Permissions/Building Regulations: Yes, All obtained

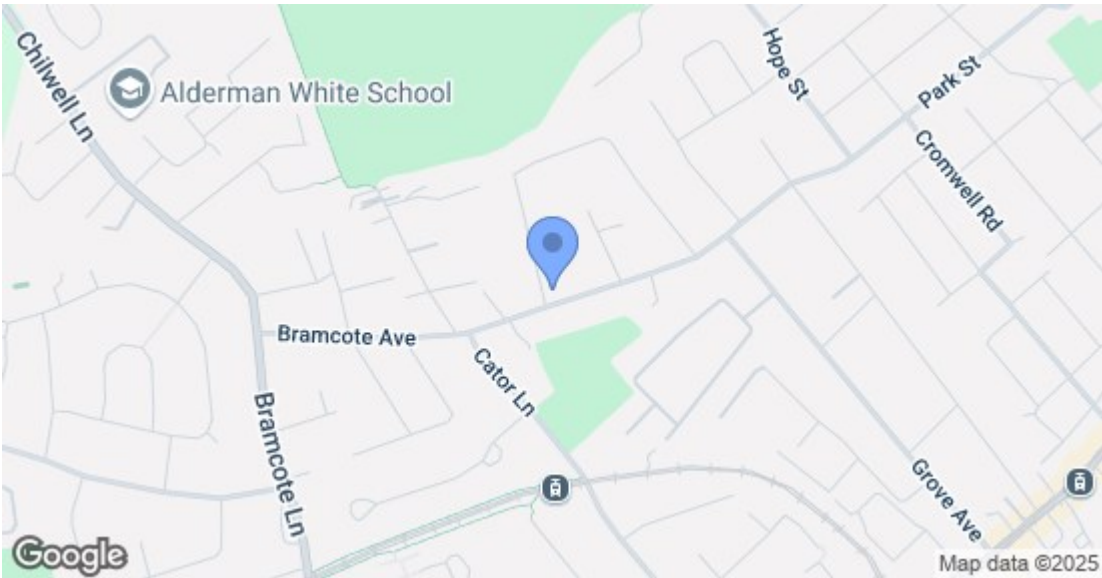
Accessibility/Adaptions: None

Has the Property Flooded?: No

### Disclaimer:

These details and Key facts 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. Full material information is available in hard copy upon request.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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 (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
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