



Bramcote Avenue,  
Beeston, Nottingham  
NG9 4DT

**£595,000 Freehold**





A fabulous four-bedroom, new build detached Eco house, constructed by Maltby Homes.

This quality individual property, with an appealing open plan ground floor living space has all the benefits of an A-rated Eco Home, whilst still retaining an attractive and traditional façade, behind which lies a stylish and contemporary living space.

In brief the generous internal accommodation, bathed with natural light, is arranged over three floors and comprises: entrance hall, utility, guest cloakroom, large and impressive open plan living area/kitchen diner, with feature large sliding patio doors and Velux windows. Rising to the first floor is a en-suite bedroom, two further bedrooms and family bathroom, and to the second floor is a excellent en-suite bedroom, with feature Velux windows providing panoramic views.

Outside the property has landscaped gardens to both front and rear, an EV car charging point, and driveway to the rear.

Occupying a sought-after position with north-west Beeston, well placed for a wide of local facilities including excellent transport links and Beeston Town Centre, this efficient low maintenance property truly is a rare opportunity, that can only be fully appreciated through viewing.



### Entrance Hall

Composite double glazed entrance door, UPVC double glazed window, stairs leading to the first floor landing, useful under stairs cupboard, tiled flooring with underfloor heating, which is present throughout the entirety of the ground floor.

### Utility Room

10'3" x 5'1" (3.13m x 1.56m )

Fitted base units, work surfacing with splashbacks, single sink and drainer unit with mixer tap, appliance space, feature Velux window, extractor fan, tiled flooring, and concealed 'Ideal' boiler.

### Guest Cloakroom

Fitted with low level WC, wall mounted wash hand basin inset to vanity unit, tiled flooring and extractor fan.

### Open Plan Living and Kitchen Diner

28'9" x 24'4" decreasing to 11'8" (8.78m x 7.42m decreasing to 3.57m )

With an extensive range of quality fitted wall and base units, quartz work surfacing with splashback, kitchen island, one and half bowl sink with mixer tap, a range of Neff appliances including induction hob with extractor above, inset Neff hide and slide oven, and further combination oven and microwave, integrated fridge, freezer and dishwasher, twin Velux windows, UPVC double glazed door, large feature patio doors, further UPVC double glazed window, tiled flooring, inset ceiling spotlights.

### First Floor Landing

With useful storage recess, radiator, UPVC double glazed window, stairs off to second floor and further useful storage cupboard.

### Bedroom One

12'3" x 11'8" (3.74m x 3.57m )

UPVC double glazed window and radiator.

### En-Suite

Fitted with a low level WC, wash hand basin set upon a plinth with illuminated mirror, shower cubicle with mains overhead shower and further shower handset, part tiled walls, tiled flooring, UPVC double glazed window and extractor fan.

### Bedroom Two

10'5" x 8'2" (3.20m x 2.49m )

UPVC double glazed window and radiator.

### Bedroom Three

9'4" x 8'7" plus door recess (2.87m x 2.63m plus door recess)

UPVC double glazed window and radiator.

### Bathroom

Fittings in white comprising: low level WC, wall mounted wash hand basin with illuminated mirror, bath with mains control shower over, part tiled walls, wall mounted heated towel rail, extractor fan, inset ceiling spotlights, UPVC double glazed window.

### Second Floor Landing

UPVC double glazed window.

### Bedroom Four

17'8" x 11'10" (5.41m x 3.62m )

Four feature Velux windows, eaves storage cupboard and radiator.

### En-Suite

Fitted with low level WC, wash hand basin inset to vanity unit with retractable mirror above, shower cubicle with mains control shower over, wall mounted heated towel rail, part tiled walls, tiled flooring, Velux window and extractor fan.

### Outside

To the front the property has a landscaped garden with shrubs and trees, a patio and path to the front door. Gated access via a path alongside the property with an outdoor tap. To the rear the property has an enclosed and private garden, with patio, lawn and gated access to the tandem drive, which benefits from an EV car charger point.

### Property Specification:

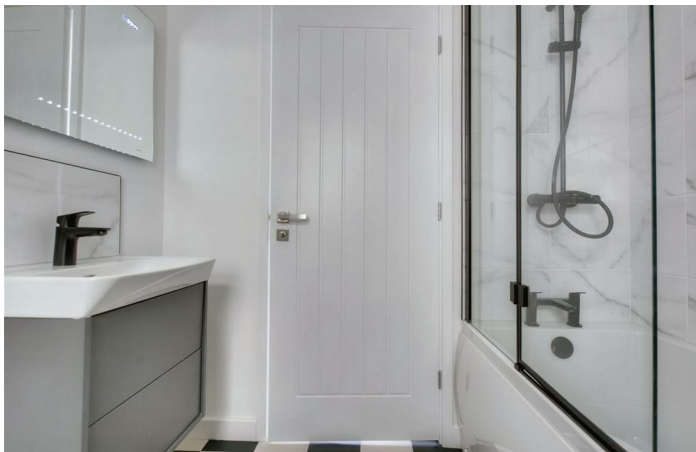
- \* New constructed house
- \* Flush casement contemporary double glazed windows with large aluminium patio doors
- \* Composite front entrance doors
- \* Landscaped front and rear gardens
- \* Stone market grey multi paths and patios around the dwellings
- \* Premier granite stone grey paving for car 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

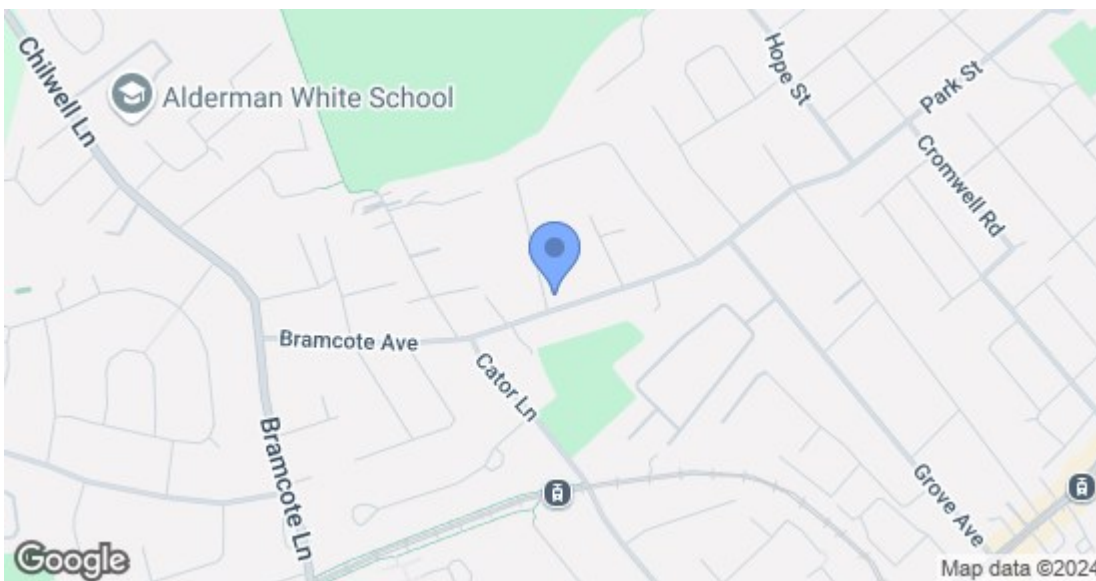
### Material Information:

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: 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			
<b>England &amp; Wales</b>		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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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