



Bridle Road,
Bramcote, Nottingham
NG9 3DH

£725,000 Freehold



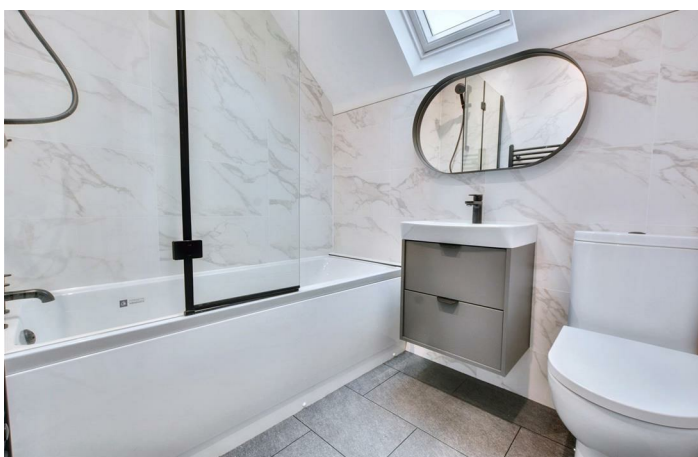
An individual and beautifully crafted four bedroom detached house.

Behind this traditional and attractive façade lies a stunning living space, that has been comprehensively remodelled and extended. With a particularly impressive open plan kitchen diner, feature Velux windows and patio doors, this excellent house offers all the benefits of modern living.

In brief the stylish and contemporary interior comprises: entrance hall, guest cloakroom, study area, open plan kitchen diner, and living area, utility room and sitting room to the ground floor, rising to the first floor is the master en-suite bedroom, three further bedrooms, and family bathroom.

Outside the property has parking, landscaped gardens to the front, and to the rear there is an enclosed and private garden with patio and lawn.

Available to the market with the benefit of chain free vacant possession and being tucked away in a sought-after and established residential location within Bramcote Village, this exceptional property is well worthy of viewing.



Entrance Hallway

Composite double glazed entrance door, double glazed window, underfloor heating which is present throughout the entirety of the ground floor, under stairs cupboard, stairs off to the first floor.

Guest Cloakroom

Fitted with a low level WC and wash hand basin inset to vanity unit.

Sitting Room

15'2" decreasing to 10'1" x 21'3" (4.63m decreasing to 3.09m x 6.50m)
Double glazed bay window to both front and rear and double glazed patio door to the side.

Study

10'4" x 12'0" (3.15m x 3.67m)
UPVC double glazed window, store cupboard housing the 'Ideal' boiler.

Open Plan Kitchen Diner and Living Area

30'2" x 13'8" increasing to 19'0" (9.20m x 4.17m increasing to 5.81m)
With an extensive range of good quality fitted wall and base units, quartz work surfacing with splashback, and quartz island with breakfast bar, one and a half bowl sink with mixer tap, a range of fitted Neff appliances including: Neff hide and slide oven, further combination oven and microwave, inset electric induction hob with extractor above, integrated fridge and freezer, integrated dishwasher, four feature Velux windows, bathing the room in natural light, two UPVC double glazed windows and large sliding patio door to the rear garden.

Utility

10'11" x 5'1" (3.34m x 1.56m)
Fitted wall and base units, plumbing for washing machine, work surfacing with splashback, single sink and drainer unit with mixer tap, Velux window, UPVC double glazed door to the exterior.

First Floor Landing

With loft hatch and radiator.

Bedroom One

13'1" x 10'2" (4m x 3.10m)
UPVC double glazed window and radiator.

En-Suite

With modern fitments in white comprising: low level WC, wash hand basin inset to vanity unit with illuminated mirror above, double shower cubicles with mains control shower over, part tiled walls, wall mounted heated towel radiator, tiled flooring, UPVC double glazed window.

Bedroom Two

15'3" x 8'9" plus bay (4.66m x 2.68m plus bay)
UPVC double glazed bay window and radiator.

Bedroom Four

10'1" x 9'2" (3.09m x 2.80m)
UPVC double glazed window and radiator.

Bedroom Four

10'4" x 7'3" (3.16m x 2.22m)
UPVC double glazed window and radiator.

Bathroom

Wash hand basin inset to vanity unit, low level WC, bath with mains control shower over, glazed shower screen, fully tiled walls, wall mounted heated rail, tiled flooring, Velux window and extractor fan.

Outside

To the front the property has a landscaped garden with lawn area, shrubs, paving to the front door and a drive providing car standing. Gated access leads to the rear of the property, where there is an enclosed garden with patio, lawn and outside tap.

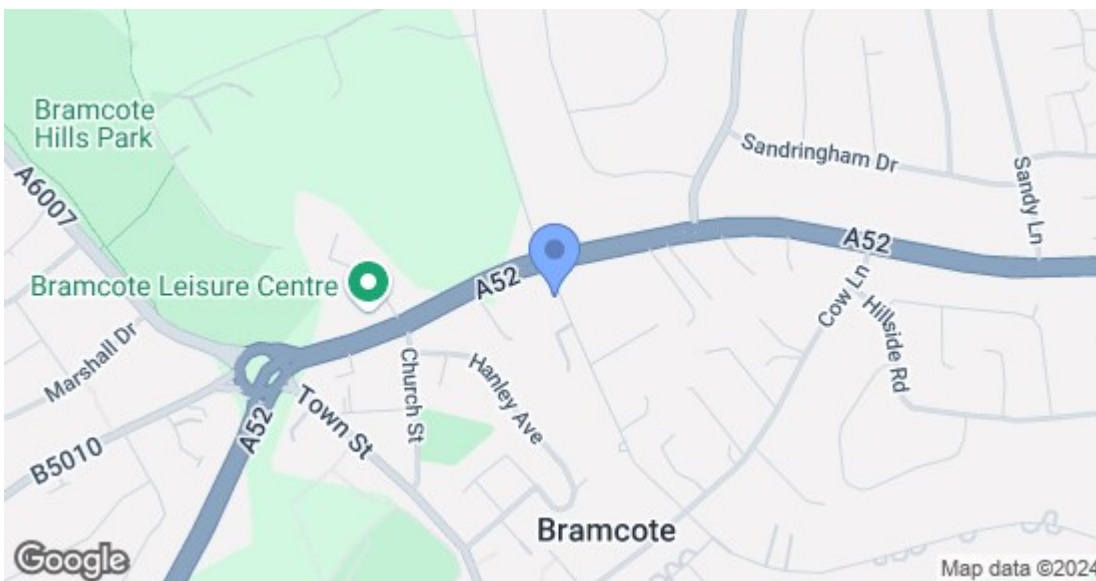
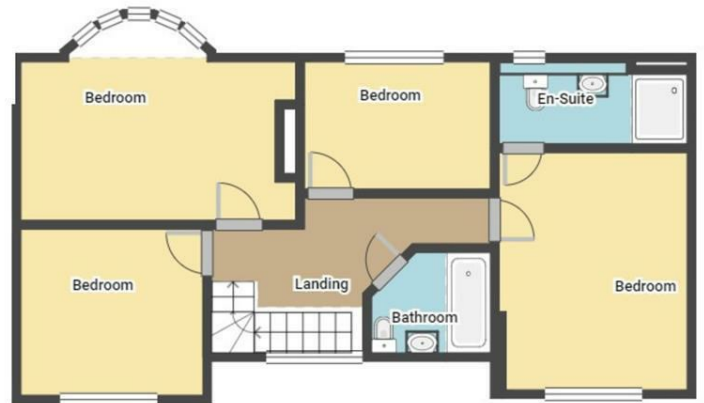
Material Information:

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, 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			82
(81-91) B		73	
(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 ₂) 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	

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