

Beeston Fields Drive,  
Bramcote, Nottingham  
NG9 3DB

**£1,850,000 Freehold**





THIS IS A STUNNING, INDIVIDUAL DETACHED PROPERTY SITUATED ON BEESTON FIELDS DRIVE PROVIDING FOUR DOUBLE BEDROOM AND SPACIOUS OPEN PLAN LIVING ACCOMMODATION.

Being situated on one of the most prestigious roads in Nottinghamshire, this individual detached property provides a beautiful home which over recent years has been substantially extended and upgraded to a high standard throughout. For people looking for a property on Beeston Fields Drive, which is close to the well regarded Beeston Fields Golf Club, we do recommend a full inspection so they can see the size and layout of the accommodation provided and the privacy and size of the South facing gardens for themselves. The property can be accessed from either end of Beeston Fields Drive and has electric gates and a recently constructed wall extending along the front boundary with a driveway leading to the parking area in front of the property and double garage. Beeston Fields Drive is well positioned for easy access to the Queens Medical Centre, Boots, Nottingham University and has excellent transport links all of which have made this a very popular and convenient place to live.

The property stands in a slightly elevated position on a plot with the main South facing landscaped gardens being in front of this beautiful home. Being entered through the main entrance door, there is a hallway with engineered oak flooring, the main open plan living space is positioned to the rear and this has two sets of bi-folding doors and two lantern windows in the ceiling and provides a lovely open plan living area with an adjoining exclusive Porcelanosa fitted kitchen area and main dining area. There is a lounge with a feature gas fire and bi-folding doors leading out to the South facing gardens and a separate sitting room which overlooks the gardens at the front and side. There is a study area off the inner hallway, a separate w.c. and off the main kitchen a preparation kitchen and utility/service area. The bedrooms are positioned on the right hand side of the property, with a hallway leading to the master bedroom which overlooks the rear garden and has a luxurious Porcelanosa fitted en-suite shower room, the second bedroom has a large dressing area and if preferred this bedroom could be divided into two rooms and there is a third bedroom and main bathroom, which again has Porcelanosa fittings and tiling and includes a spa/jacuzzi bath and a separate shower. To the first floor the open plan landing leads to a fourth double bedroom which has an en-suite shower room, which again has Porcelanosa tiling and fittings and there is a walk-in dressing room with deep storage wardrobes to three sides and there is also access off the main landing to the attic space which is partly boarded and provides a large storage facility. Outside there is the double detached garage positioned to the right hand side of the property, a sweeping block paved drive leads from the electric gates to the front of the property and provides parking for several vehicles, the gardens have all been landscaped and are mainly lawned with the gardens at the front being Southerly facing and there is the recently constructed brick wall running along the front boundary. The gardens extend via both sides of the property to the rear where there is a covered patio area and further lawned gardens with hedging and natural screening to the boundaries.

The property is only a few minutes drive away from Beeston town centre where there is a Sainsbury's, Tesco and Lidl stores as well as many other retail outlets, various restaurants and pubs, excellent local schools for all ages with the Nottingham high schools and Trent College also being within easy reach, healthcare and sports facilities which includes the Beeston Fields Golf Club which is only a two minute drive away from the property and the excellent transport links include J25 of the M1, East Midlands Airport, stations at Beeston, Long Eaton and East Midlands Parkway and the A52 and other main roads provide easy access to Nottingham, Derby and other East Midlands towns and cities.





Reception Hall

Double glazed leaded front door with matching side panels, engineered oak flooring which extends from the inner hall to one of the main reception rooms, stairs with a feature balustrade and fitted pull out storage units below leading to the first floor; two feature vertical radiators, a further double glazed leaded door leading out to the patio in front of the house, cornice to the wall and ceiling, recessed lighting to the ceiling, feature wall with wall lights and an inner hall with a further vertical radiator, engineered oak flooring, recessed lighting to the ceiling and leads to a study area.

Study

8'10 x 8'9 approx (2.69m x 2.67m approx)  
There are ornate teak folding doors leading into this area of the house.

Ground Floor w.c.

Being fully tiled, the ground floor w.c. has a low flush w.c. with a concealed cistern, hand basin with a mixer tap and mirror to the wall above, extractor fan and a sliding glazed door leading to the hall,

Lounge

13'4 x 19'7 approx (4.06m x 5.97m approx)  
Having a three panel bi-folding double glazed door leading out to the patio at the front of the property and a double glazed bay window to the side, flame effect gas fire inset to one wall, two feature vertical radiators, cornice to the wall and ceiling and recessed lighting to the ceiling.

Sitting Room

18' x 14' plus bay approx (5.49m x 4.27m plus bay approx)  
Double glazed window overlooking the garden at the front and a double glazed bay window to the side, engineered oak flooring, cornice to the wall and ceiling, feature vertical radiator and glazed door leading into the hall.

Dining Area

14'1 x 11'5 approx (4.29m x 3.48m approx)  
The dining area has porcelainosa tiled flooring which extends across the open plan living space and kitchen at the rear of the property, a feature vertical radiator, cornice to the wall and ceiling and recessed lighting to the ceiling.

Open Plan Living Area

44'5 x 16'5 approx (13.54m x 5.00m approx)  
The open plan living room at the rear of the house has two sets of five panel double glazed bi-folding doors leading out onto the gardens at the rear, porcelainosa tiled flooring with underfloor heating, two lantern windows to the ceiling, recessed lighting to the ceiling and 7 ceiling speakers for the surround sound system and a feature decorative dark grey stone brickwork to one wall.

Breakfast Kitchen

18'6 x 12'8 approx (5.64m x 3.86m approx)  
The kitchen is positioned off the main open plan living room at the rear of the house and was fitted approx 8 years with Porcelanosa units. The units are finished in a contemporary wood grain effect with onyx work surfaces and includes a stainless steel sink with a mixer tap and a five ring hob set in an L shaped work surface with cupboards, integrated dishwasher, a corner cupboard with pull out fittings and three wide drawers beneath with LED lighting to the plinth at the bottom of these units, Neff steam oven and microwave oven and a Siemens oven with a drawer below and cupboard above, Siemens coffee machine with a wine cooler below and a cupboard above and glazed shelving to one end, full height shelved pantry cupboard, a Fazer wide rotisserie oven with drawers below, the top drawer having cutlery fittings and cupboards above and glazed shelving to the left, an integrated fridge and freezer and a Elica extractor hood over the cooking area, wall hung drawer unit with cupboards having folding doors over, tiling to the walls, Porcelanosa tiled flooring with underfloor heating, drop lighting over the sink and work surface area, glazed door leading to the hall and a sliding glazed door leading to the preparation kitchen

Preparation Kitchen

6'10 x 6'9 approx (2.08m x 2.06m approx)  
The preparation kitchen is fitted with a 1½ bowl sink with a mixer tap and a five ring Neff gas hob set in a work surface which extends to two sides and has a De Dietrich oven, cupboards and space for a dishwasher below, Neff hood over the cooking area, tiled walls to the work surface areas, tiled flooring, recessed lighting to the ceiling, water meter and electric consumer unit housed in a matching fitted cupboard and glazed door leading to a service area/utility room.

Utility Room

16' x 5'3 approx (4.88m x 1.60m approx)  
The utility area has a work surface with cupboards and storage space below, position for an ironing board, spaces for an automatic washing machine and tumble dryer, wall cupboards, space for a fridge and freezer, tiled flooring, glazed roof, storage cupboards with mirror fronted sliding doors and a double glazed door having a glazed sliding panel leading out to the rear garden.

Inner Hall

Leading to the bedrooms, this hall extends off the main reception hall and has engineered oak flooring, a built-in cupboard with sliding doors providing shelving and hanging space, a feature vertical radiator, recessed lighting to the ceiling and oak veneer doors leading to the bedrooms and bathroom.

Bedroom 1

13'9 into bay x 19'9 to 13' approx (4.19m into bay x 6.02m to 3.96m approx)  
Double glazed window overlooking the gardens at the rear of the property, feature radiator in the bay window, air conditioning, recessed lighting to the ceiling and TV aerial point to one wall.

En-Suite Shower Room

The en-suite shower room has Porcelanosa fittings and an oak veneer door with inset glazed panel leading from the bedroom with the en-suite being fully tiled with Porcelanosa ceramic tiles and has a large walk-in shower with a mains flow shower system having a rainwater shower head and hand held shower, tiling to three walls with one wall having a recessed shelf with ambient lighting and a protective glazed screen, circular hand basin with a mixer tap set on a surface with cupboard beneath and a mirror to the wall above, low flush w.c., opaque double glazed window, feature vertical radiator, tiled flooring with underfloor heating, extractor fan and recessed lighting to the ceiling.

Bedroom 2

24' x 9'5 approx (7.32m x 2.87m approx)  
Double glazed window to the front, radiator and off this bedroom there is a dressing area which could be a separate bedroom with a double glazed window to the side, radiator, recessed lighting to the ceiling and an air conditioning unit.

Bedroom 3

9'11 x 8'7 approx (3.02m x 2.62m approx)  
Double glazed window to the front and a radiator.

Bathroom

The main bathroom has Porcelanosa tiles to the walls, a spa/jacuzzi bath with a mixer tap and hand held shower with two shelved recesses with ambient lighting to the wall at one end of the bath, hand basin with a mixer tap, drawer below and a mirror to the wall above and a low flush w.c., corner shower with a mains flow shower system having a rainwater shower head and hand held shower, tiling to two walls and double opening curved glazed doors and protective glazed screens, feature chrome vertical radiator, opaque double glazed window, tiled flooring with underfloor heating, recessed lighting to the ceiling and an extractor fan.

First Floor Landing

20'10 x 10'2 approx (6.35m x 3.10m approx)  
The landing provides a seating/study area and the balustrade continues from the stairs onto the landing, there are two Velux windows to the sloping ceiling and there is a door from the to the main attic space.

Bedroom 4

11'6 x 13'6 approx (3.51m x 4.11m approx)  
This first floor bedroom has a double glazed window to the front and a radiator and a dressing table and surface which extends to two walls with drawers below.

En-Suite

The en-suite to the first floor bedroom again has Porcelanosa tiling and fittings and includes a walk-in shower with a mains flow shower having a rainwater shower head and hand held shower, tiling to two walls and a glazed door and protective screen, hand basin with a mixer tap with a drawer below and a circular mirror to the wall above and a low flush w.c., tiling to the walls by the sink and w.c. areas, vertical chrome ladder towel radiator, tiled flooring, extractor fan, recessed lighting and an electric shaver point.

Dressing Room

Off the en-suite there is a walk-in dressing room which has deep built-in storage wardrobes to three walls, tiled flooring, a vertical radiator and recessed lighting to the ceiling.

Walk-in Attic

The attic provides an excellent storage facility and also houses two Worcester Bosch boilers, hot water storage tank and the pumps and other mechanical devices which operate the heating system are housed in this area, there is a boarded walk way around the attic and lighting and power points are provided.

Outside

The overall plot is approx one acre in size with the main South facing gardens being at the front. The property is entered through double opening wrought iron electrically operated gates from Beeston Fields Drive to a block paved drive which extends to the front of the garage and property where there is car standing for several vehicles. The gardens at the front are mainly lawned with a low level stone wall running across the middle of the garden and there are a series of Indian sandstone pathways which run around the edge and across the middle with well established borders to the front and sides which help to provide natural screening and there is a covered seating area with slatted flooring, rockeries to the side and an outside tap and lighting is provided in this area. The gardens extend to the left hand side of the property where there is an ornamental pond with stoned borders to the sides and at the front of the property there is an Indian sandstone patio with a low level wall and steps leading from the lounge to the gardens.

At the rear of the property there is a large covered area which provides a lovely spot for outside living, with a sandstone slatted patio and a path leading to a summerhouse at the bottom left hand corner and to a further covered seating area to the right hand corner of the garden. There are lawns, borders, a raised bed to the right hand side and there is a hard standing area to the right of the property which provides a storage area with a covered area and shed to the right hand side of the garage and a wrought iron gate leading out to the front of the property. There is external lighting, various taps and external power points provided around the gardens

Garage

21'7 x 7'9 approx (6.58m x 2.36m approx)  
The double detached garage has a pitched tiled roof, access with ladder to the storage space in the roof, two up and over doors to the front and a further up and over door and half glazed door to the rear and power and lighting is provided within the garage.

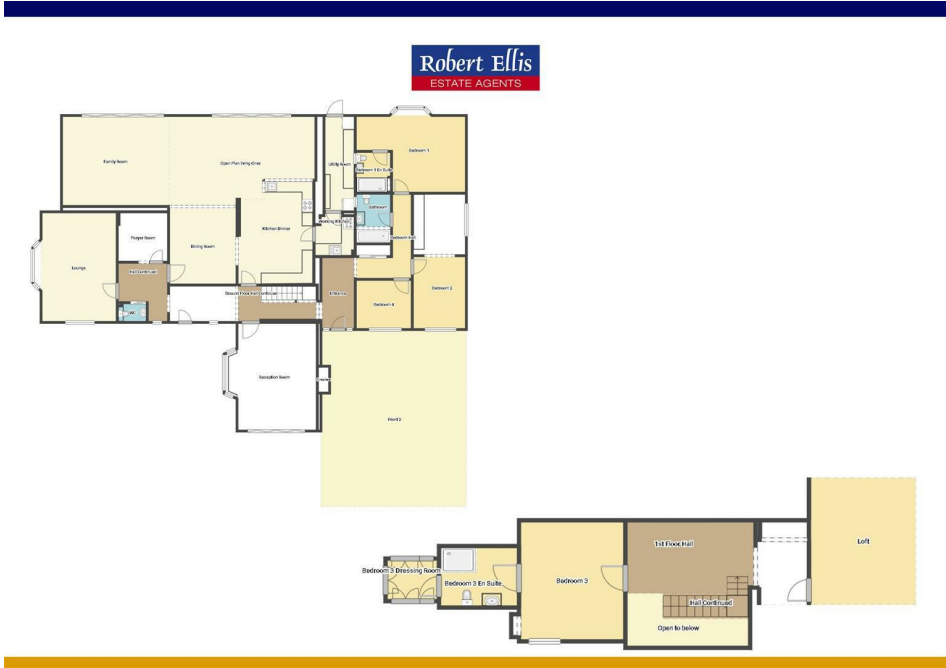
Council Tax

Broxtove Borough Council Band G

Additional Information

- Electricity – Mains supply
- Water – Mains supply
- Heating – Gas central heating
- Septic Tank – No
- Broadband – BT, Sky
- Broadband Speed - Standard 6mbps Superfast 79mbps
- Phone Signal – EE, O2, Three, Vodafone
- Sewage – Mains supply
- Flood Risk – No, surface water very low
- Flood Defenses – No
- Non-Standard Construction – No
- Any Legal Restrictions – No
- Other Material Issues – No





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	77
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		
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.