



The Chancery,  
Bramcote, Nottingham  
NG9 3AJ

**£725,000 Freehold**





THIS IS A SUBSTANTIAL FOUR DOUBLE BEDROOM DETACHED BUNGALOW SITUATED AT THE HEAD OF A QUIET CUL-DE-SAC IN THIS PRESTIGIOUS LOCATION JUST OFF CLAREMONT AVENUE IN BRAMCOTE.

Being located at the head of this quiet cul-de-sac, this spacious detached bungalow provides a lovely home which we are sure will appeal to people who are looking for a larger bungalow style property in the West Nottingham area. The property is being sold with the benefit of NO UPWARD CHAIN and for the size of the accommodation and privacy of the rear gardens, which extends to three sides to be appreciated, we recommend people take a full inspection so they can see all that is included in this beautiful home for themselves. The property also benefits from having a double detached brick garage positioned at the head of a block paved driveway and as people will see when they view, the gardens have been landscaped and provide several places to sit and enjoy outside living.

The property was original built by Beazer Homes approx. 35 years ago and is constructed of a feature hand made brick to the external elevations under a pitched tiled roof and the spacious and well proportioned accommodation derives the benefits of having gas central heating and double glazing. The property is ready to move into but does provide the opportunity for a new owner to stamp their own mark in certain areas of the bungalow and includes a spacious reception hall, a large lounge with a feature fireplace and double opening doors to the separate dining room, there is a further sitting room which has patio doors leading out to the private rear garden, the kitchen is extremely well fitted with oak finished wall and base units and has a breakfast area and off the kitchen there is the utility room, from which a door takes you out to the garden at the side of the bungalow. The hallway to the right leads to the four bedrooms, with the main bedroom having extensive ranges of built-in furniture and has a large fully tiled en-suite bath/shower room within the main bedroom suite of the bungalow. Two further bedrooms also have ranges of built-in bedroom furniture and the fourth bedroom is currently used as a study and has patio doors leading out to the private rear garden. The main shower room is also fully tiled and this has a large walk-in mains flow shower system. Outside there is the double detached brick garage positioned at the head of the block paved driveway which is positioned in front of the bungalow, there are extremely well maintained lawned gardens with borders to the front and to the left of the bungalow there is a wrought iron gate providing access to the landscaped garden at the side which has a walled patio area and pathways and steps leading to further seating areas with the garden being extremely well planted and screened to the boundaries. Behind the garage there is a slabbed area where the greenhouse and wooden shed are positioned and there is a storage area behind the garage. To the right hand side of the bungalow there is a further private garden area with a large slabbed and block paved patio which leads onto a pebbled garden with this having been designed to help keep maintenance to a minimum, there is mature planting around the edges of this garden and there is a further greenhouse and storage area to the side.

This really is a lovely location which is well placed for easy access to all the amenities and facilities provided by Beeston where there are Sainsbury's, Tesco and Aldi stores as well as many other retail outlets, there are several restaurants and pubs and Beeston Fields Golf Club is only a short drive away and this is also somewhere to eat and enjoy the ambience of the golf club, if required there are excellent schools for all ages within easy reach of the property, healthcare and sports facilities which include several other golf courses as well as Beeston Fields and the excellent transport links include J25 of the M1, East Midlands Airport, stations at Beeston, Long Eaton, East Midlands Parkway and Nottingham and the A52 and other main roads provide good access to Nottingham, Derby and many other East Midlands towns and cities.





### Porch

Open porch with an outside light leading through a wood grain effect UPVC door with two inset leaded opaque glazed panels and an opaque double glazed side panel leading to:

### Reception Hall

The spacious reception hall has a double cloaks cupboard with a shelf and hanging rail, cornice to the wall and ceiling, radiator, dado rail to the walls, hatch to the loft, two central light roses, a hot water tank is housed in a built-in airing/storage cupboard and there are panelled doors to:

### Lounge

16'7" x 14'3" plus bay approx (5.05m x 4.34m plus bay approx)

This large main reception room has a box bay double glazed leaded window to the front and a double glazed leaded window to the side, coal effect gas fire (not tested) in an Adam style surround with a marble effect inset and hearth, two radiators, cornice to the wall and ceiling, two wall lights and double opening doors to:

### Dining Room

12'8" x 10'2" approx (3.86m x 3.10m approx)

Double glazed leaded window to the side, radiator, cornice to the wall and ceiling and double doors leading into the lounge.

### Breakfast Kitchen

16'2" x 9'7" approx (4.93m x 2.92m approx)

The kitchen has oak finished wall and base units and includes a 1½ bowl sink with a mixer tap and a four ring gas hob set in a work surface which extends to two sides and has cupboards, drawers, integrated dishwasher and a towel rack below, double oven with cupboards above and below, upright pantry style cupboard with shelving to one side, fitted breakfast/dining table with oak cupboards, drawers, display cabinets, wine rack and shelving to one side, matching eye level wall cupboards with shelving under, tiled walls to the work surface areas, pelmet and recessed lighting over the sink area, two double glazed leaded windows, tiled flooring which extends through into the utility room and sitting room, radiator, cornice to the wall and ceiling and recessed lighting to the ceiling.

### Utility Room

9'4" x 6'7" approx (2.84m x 2.01m approx)

The utility room has a stainless steel sink with a mixer tap set in a work surface with space for an automatic washing machine and cupboard beneath, work surface with space for a tumble dryer below, Baxi boiler housed in a built-in cupboard, housing for an American style fridge/freezer with a shelved cupboard to the side and a cupboard above, tiling to the walls by the work surface areas, tiled flooring, half opaque double glazed door leading out to the garden, a double glazed window to the side and cornice to the wall and ceiling.

### Sitting Room

20'2" x 10'9" plus bay approx (6.15m x 3.28m plus bay approx)

This additional reception room has double glazed patio doors leading out to the private garden and a double glazed box bay leaded window to the side, feature coal effect gas fire set in a brick surround with a tiled hearth, two radiators, bespoke fitted oak dresser unit to one wall with display cabinets having lighting and shelving above and an integrated fridge and drawers below, tiled flooring and cornice to the wall and ceiling.

### Bedroom 1

16'4" x 9'9" x 13'6" approx (4.98m to 2.97m x 4.11m approx)

The master bedroom has a double glazed leaded window to the front, range of built-in wardrobes extending to two walls providing hanging space and shelving, a fitted corner unit with drawers and shelving and a laundry cupboard below and a mirror to the wall above, shelving next to the wardrobes, fitted bed position with bedside drawer units to either side and full height cupboards to the wall above, radiator, fitted trouser press and cornice to the wall and ceiling.

### En-Suite

10' x 8'3" approx (3.05m x 2.51m approx)

The fully tiled en-suite is an extremely good size and has a panelled bath with a chrome hand rail and central taps, large walk-in shower with a seat having a mains flow shower system including a rainwater shower head and hand held shower, tiling to three walls and a glazed sliding door and protective screen, low flush w.c. with a concealed cistern, bidet, two hand basins with mixer taps, cupboards under and mirrors and a pelmet with lighting to the wall above, electric shaver point, matching eye level vanity cupboards, two ladder towel radiators, opaque double glazed leaded window, recessed lighting to the ceiling and tiled flooring.

### Bedroom 2

10'2" x 9'3" approx (3.10m x 2.82m approx)

Double glazed leaded window to the rear, range of built-in wardrobes providing hanging space and shelving, fitted headboard and matching bedside drawer cabinets and two further matching drawer units, radiator and cornice to the wall and ceiling.

### Bedroom 3

11'5" x 10'1" approx (3.48m x 3.07m approx)

Double glazed leaded window to the rear, two double built-in wardrobes providing hanging space and shelving, dressing table with drawers below and a double cupboard above with shelving to one end of the wardrobes, matching bedside drawer unit and a radiator.

### Bedroom 4/Study

9'4" x 8'8" approx (2.84m x 2.64m approx)

Double glazed patio doors leading out to the rear garden, radiator and cornice to the wall and ceiling.

### Shower Room

8' x 5'9" approx (2.44m x 1.75m approx)

The shower room is fully tiled and has a large corner shower with a mains flow shower system, tiling to two walls and a curved glazed door with protective screens, hand basin with a mixer tap set on a surface with double cupboard under and a mirror to the wall above, low flush w.c. with a concealed cistern, electric shaver point, ladder towel radiator, tiled flooring, opaque leaded double glazed window and recessed lighting to the ceiling.

### Outside

At the front of the property there is a lawned garden with established borders to the sides and a path leads from the pavement to the front door and extends across the front of the bungalow where there is a wrought iron gate providing access to the gardens at the left hand side of the property.

There are two main private garden areas - on the left hand side there is a large walled patio area with steps leading to paths that take you to a further patio seating area, there are various raised borders and a path takes you to the side of the garage and to an area behind the garage where there is a greenhouse and wooden shed and a storage area to the far side of the garage. This garden area is kept private by having fencing and natural screening to the boundaries and there is a pathway leading across the rear of the bungalow which a raised bed to the side and this provides access to the second main garden area.

To the rear of the bungalow there is a further large patio area leading onto a pebbled garden which helps to keep maintenance to a minimum, there is established planting to the sides of the garden and a path leads down the right hand side of the bungalow to a further storage area where there is a second greenhouse.

The gardens provide several lovely areas to sit and enjoy outside living, there are external taps, lighting and power points provided.

### Garage

17'8" x 17'10" approx (5.38m x 5.44m approx)

The double detached garage is situated in front of the bungalow and is constructed of brick with a pitched tiled roof and has an up and over electric wooden door to the front, half opaque double glazed door leading out to the garden and a window to the side, there is storage in the roof space and power and lighting is provided.

### Internal Store

At the rear of the bungalow there is an internal store with double doors, power points and lighting.

### Greenhouse

7' x 6' approx (2.13m x 1.83m approx)

The greenhouse is positioned on a slabbed area at the rear of the garage.

### Shed

8' x 8' approx (2.44m x 2.44m approx)

The shed is also positioned behind the garage and this has double opening doors and a window to the side.

### Directions

### Council Tax

Broxtowe 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 5mbps Superfast 53mbps

Phone Signal – EE, 02, Three, Vodafone

Sewage – Mains supply

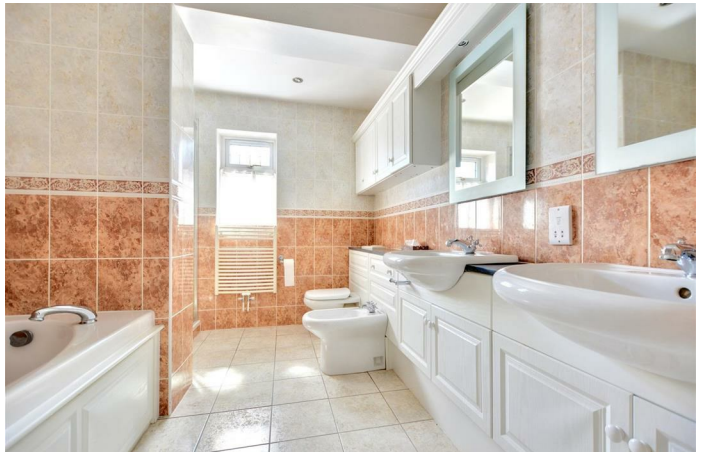
Flood Risk – No, surface water very low

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		
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.