



Beeston Fields Drive,  
Bramcote, Nottingham  
NG9 3TD

**£1,350,000 Freehold**



A BEAUTIFUL, UNIQUE DETACHED FIVE BEDROOM PROPERTY WHICH HAS STUNNING VIEWS OF BEESTON FIELDS GOLF COURSE AND PROVIDES A NEW OWNER WITH THE OPPORTUNITY TO RENOVATE THE EXISTING PROPERTY OR BUILD A NEW HOME.

Robert Ellis are pleased to be instructed to market this unique detached property which is situated on Beeston Fields Drive - one of the most prestigious roads in Nottinghamshire. The property benefits from being on a plot which is approx ½ acre in size and overlooks Beeston Fields golf course and now provides the opportunity for a new owner to alter and extend the property or to build a new home. The property is larger than people expect it to be from a quick look at the front, so we do recommend that interested parties take a full inspection to see the generous size of the accommodation and the extent of the beautiful South facing gardens at the rear for themselves. Beeston Fields Drive is well placed for easy access to Nottingham city centre and the university, Queens Medical Centre and Boots and is also only a few minutes drive away from the M1, all of which have helped to make this a very popular and convenient location.

The property stands back from Beeston Fields Drive and is constructed of brick to the external elevations under a pitched tiled roof. The spacious, light and airy accommodation has original features while deriving the benefits of gas central heating and partial double glazing. It includes a reception hall with a ground floor w.c. off, lounge which overlooks the rear garden, dining room which again is at the rear of the house, a sun lounge and study. There is a breakfast room which could easily be combined with the existing kitchen and off the kitchen there is a covered area which leads to a workshop/boiler room. On the first floor the landing leads to the five bedrooms, three of which have views of the rear garden and golf course, bathroom and a separate w.c. Outside there is a twin double garage to the right hand side of the property, a driveway for several vehicles and a garden at the front. At the rear, the South facing gardens have a patio area extending across the width of the house with steps leading down to the main lawned garden, which has mature dry stone walled beds to either side and the plot overlooks the highly regarded Beeston Fields golf course.

Although Beeston Fields Drive is a quiet, private road it is within walking distance of Beeston, where there is a Sainsbury's, Tesco and Aldi as well as many other retail outlets, several cafes, restaurants and pubs, healthcare facilities and a cinema. There are excellent schools for all ages within easy reach, including the Nottingham High Schools and Trent College in Long Eaton. Nearby leisure facilities include Beeston Fields golf course, Wollaton Park and the university campus. Excellent transport links include J25 of the M1, East Midlands Airport, train stations at Beeston, Nottingham and East Midlands Parkway with direct routes to London, tram/bus services and the A52 and other main roads provide good access to Nottingham city centre, Derby and other East Midlands towns and cities.



Original wood panelled front door with inset leaded glazed panel leading to the porch which has tiled flooring and a glazed door to:

Reception Hall

Stairs leading to the first floor, wood panelled doors leading to all the rooms off the hall, plate rail to the walls and original feature cast iron radiator.

Ground Floor w.c.

The ground floor w.c has a low flush w.c., a pedestal wash hand basin with tiled splashback, radiator with a rail over, feature leaded opaque glazed window to the front, cloaks hanging, mirror to one wall, built-in cupboard beneath the stairs and the electricity meter and fuse box is housed in a fitted cupboard.An internal door leads to the double garage.

Lounge/Sitting Room

18'11 x 15'5 approx (5.77m x 4.70m approx)  
The main reception room has a double glazed window overlooking the rear garden and golf course, glazed door leading to the sun lounge, Adam style fireplace with a tiled marble inset and hearth, two radiators, ornate cornice to the wall and ceiling and picture rail to the walls.

Sun Lounge

11'4 x 10' approx (3.45m x 3.05m approx)  
Having a full height double glazed door leading out to the patio area at the rear of the house, double glazed windows with fitted blinds overlooking the gardens with a full height double glazed window to the side, parquet flooring, radiator and glazed internal doors to the lounge and dining room.

Study

10'9 x 10'4 approx (3.28m x 3.15m approx)  
Bay window overlooking the rear garden with a further window to the side, with both these windows having secondary double glazing, fitted bookshelves and a radiator.

Dining Room

16' x 15'5 approx (4.88m x 4.70m approx)  
Double glazed window overlooking the rear garden and golf course, with a further window to the side, two radiators, plate rail to the walls, Adam style fire surround with an inset, cornice to the wall and ceiling and a glazed door leading to the sun lounge.

Breakfast Room

12'8 x 11'10 approx (3.86m x 3.61m approx)  
The breakfast room could easily be combined with the existing kitchen and has a double glazed window to the front, work surface with cupboards and drawers below, fitted butlers pantry with a shelved display cupboard with glazed doors and a double cupboard below, double fitted cupboard, fitted clothes dryer, original upright shelved cupboard with two drawers, radiator, wall mounted fuse box, original bell system box (not currently operating) and space for a fridge/freezer.

Kitchen

17' x 10' to 6'10 approx (5.18m x 3.05m to 2.08m approx)  
The kitchen has double glazed windows overlooking the rear garden and side, a door leading to the rear porch, a stainless steel sink with a mixer tap set in a work surface which extends to three sides and has cupboards, drawers and space for a dishwasher below, space for an upright cooker with a work surface to the right hand side which has a cupboard and drawer beneath, a further work surface with space below for a washing machine and tumble dryer in the utility part of the kitchen, matching eye level wall cupboards, two of which have shelving at one end, tiling to the walls by the work surface areas, space for an upright fridge/freezer, and two radiators.

Pantry

The walk-in pantry off the kitchen has fitted shelving and cupboards to the walls, a tiled thrawl, tiling to the lower parts of the walls and an opaque double glazed window.

Enclosed Porch

There is an enclosed porch from the kitchen which provides a covered enclosed area to the boiler house and access to the outside, there is a door with inset glazed panels and matching glazed panels to the front and sides and a door to:

Boiler Room/Workshop

A Worcester Bosch boiler and programmer are housed in the workshop, there is a fitted bench and a sink, shelving to the walls and tool hanging is provided.

First Floor Landing

Double glazed window on the half landing, the balustrade continues from the stairs onto the landing, radiator, picture rail to the walls, built-in airing/storage cupboard with a radiator and panelled doors to:

Bedroom 1

15'3 x 12'10 max approx (4.65m x 3.91m max approx)  
Window overlooking the gardens and golf course at the rear with a further window to the side, radiator, picture rail to the walls, pedestal wash hand basin set in an alcove with a mirrored back plate and a light above.

Bedroom 2

13'10 x 15'5 approx (4.22m x 4.70m approx)  
Window overlooking the rear garden and golf course and a further window to the side, radiator, picture rail to the walls and an internal door to the adjacent bedroom.

Bedroom 3

15'5 x 7'10 approx (4.70m x 2.39m approx)  
Double glazed window overlooking the rear garden and golf course, radiator, picture rail to the walls, internal door to bedroom 2 and a light over the bed position.

Bedroom 4

15' x 8'5 approx (4.57m x 2.57m approx)  
Double glazed window to the side and a radiator.

Bedroom 5

12'9 x 8'8 approx (3.89m x 2.64m approx)  
This room has been used over the years as a photography processing room and study and has a window to the front, radiator, a sink with a work surface to the side having cupboards and drawers below, double built-in wardrobe/cupboard, fitted shelving to two walls, a picture rail to the walls, access to the loft space and door to an attic storage space.

Bathroom

The bathroom is fully tiled and has a light coloured suite including a panelled bath with a mains flow shower over, hand rails and a soap dish to one wall, bidet, pedestal wash hand basin, chrome ladder towel radiator, mirror fronted cabinet, mirror to one wall, radiator and an opaque double glazed window.

Separate w.c.

The w.c has tiling to the walls, a low flush w.c., opaque double glazed window and a fitted toilet roll dispenser to one wall.

Attic Storage

12'9 x 6'9 approx (3.89m x 2.06m approx)  
Having a skylight window, a lagged tank with an immersion heater and shelves.

Outside

The gardens are an important feature of this lovely home and they are approx ½ acre in size. At the front of the house there is a driveway in front of the garages and car standing area with lawn and mature borders to the sides. To the right of the property there is access through a gate which leads to the rear garden, and to the left a pedestrian gate from the road with a path leads a fenced yard with clothes drying and storage space. In the driveway, a stone paved path leads to the front door.

The gardens at the rear of the house are South facing and there is a paved patio with lawned areas extending across the rear of the house which provides a lovely place to sit and look over the gardens and golf course. Stone steps lead from the patio to the main lawned garden, which has paths with dry stone walled raised beds to either side and there is also a path running along the bottom of the garden with a further mature bed and a stone seat. The rear garden is kept private by having hedging and other natural screening to the boundaries and the garden overlooks Beeston Fields golf course. There is access either side of the house with there being an ornamental pond and gate to the front on the right, where there is a wall and fencing to the boundary and a door leading into the garage. To the left of the property, a gate and fence provide access to the yard area where there is a wooden shed, access to the rear porch and a gate and fencing leading out to the front of the house. There is an external tap and outside lighting provided around the property.

Garage 1

15'6 x 8'6 approx (4.72m x 2.59m approx)  
The garage next to the house has an electric up and over door to the front, an internal door to the ground floor w.c., there is access to a small cellar beneath the garage, power and lighting is provided and there is a walk through to the second garage.

Garage 2

19'7 x 11' approx (5.97m x 3.35m approx)  
The second garage was an addition to the original property and has an up and over door to the front, a window and door leading out to the side and power and lighting is also provided in this garage.

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, PlusNet
- 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		82
(81-91) B		
(69-80) C		
(55-68) D	65	
(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.