Robert Ellis

*look no further...*

Moor Lane,
Bramcote, Nottingham
NG9 3FH

**O/O £1,700,000 Freehold**

A simply breathtaking, unique five plus bedroom detached house, constructed to an exceptional standard with contemporary living accommodation approaching 8,500 sq feet, over three floors. Set in a stunning private and secluded location with driveway, triple garage and office space.

Nestled in the charming area of Bramcote, this impressive detached house on Moor Lane offers a perfect blend of space and comfort for modern family living. With five generously sized bedrooms, this property is ideal for larger families or those who simply desire extra room for guests or a home office.

Upon entering, you are greeted by an impressive entrance hall with glass atrium over and doors off to two reception rooms perfect for entertaining and relaxation. These versatile areas can be tailored to suit your lifestyle, whether you envision a formal sitting room or a casual family space. The layout of the home ensures that natural light flows throughout, creating a warm and welcoming atmosphere.

The property boasts four well-appointed bathrooms, which is a significant advantage for busy households. This feature ensures that morning routines run smoothly, and guests are comfortably accommodated.

For those with vehicles, the property offers ample off road parking and three garages, a valuable asset in this sought-after location. The outdoor space surrounding the house provides opportunities for gardening, play, or simply enjoying the fresh air.

Situated in a desirable neighbourhood, this home is conveniently located near local amenities, schools, and parks, making it an excellent choice for families. With its spacious interiors and practical features, this detached house on Moor Lane is a wonderful opportunity for anyone looking to settle in the vibrant community of Bramcote.

## Entrance Hall
41'2" x 12'8" (12.57 x 3.87)
Instantly impressive entrance hall with galleried first floor and glass atrium over, front entrance door with double glazed window either side, ceiling spotlights and feature staircase leading to the first floor with built in understairs storage cupboards. underfloor heating, window and natural light at the far end overlooking the rear garden and internal glazed doors to:

## Playroom
20'6" x 17'10" (6.25 x 5.45)
Laminate flooring, feature stone fireplace with wood burning stove inset, double glazed sash bay window to the front and double glazed sash window to the side for natural light.

## Lounge
44'11" x 21'5" (13.7 x 6.53)
Naturally divided by a central chimney breast incorporating multi-fuel fire/stove, double glazed sash bay windows to the front and side with access to a further casual lounge/seating area with French doors to the rear garden, underfloor heating and double glazed window at the side.

## Kitchen/Living/Diner
35'11" x 17'8" (10.95 x 5.4)
An instantly impressive 'wow' factor kitchen with contemporary fitted appliances including Miele ovens and warming drawers, 'fridge and separate 'fridge and freezer, granite work surfacing and island with twin bowl sink having waste disposal, hot water tap and grooves inset, twin dishwashers and induction hob. Breakfast bar with further pop-up electricity supply. underfloor heating, further open space and double glazed window to the side and double glazed bi-folding doors opening onto the stone flag patio overlooking the rear garden. Large walk-in pantry storage cupboard.

## Cloakroom/WC
A newly renovated suite incorporating a wash hand basin with hot and cold taps, Terrazzo porcelain floor tiles, half tiled walls, spotlights, extractor fan and underfloor heating.

## Boot Room
Again with a host of built-in cupboards, double glazed window to the rear and door to rear lobby with glazed rear exit door, access to ground floor shower room double shower cubicle, wash hand basin and low flush w.c., tiled wall splashbacks, heated towel rail and underfloor heating.

## Shower Room
Full size double shower cubicle, wash hand basin and w.c., fully tiled, underfloor heating, a heated towel rail and extractor fan.

## Storage Room

## Utility Room
13'4" x 9'5" (4.07 x 2.88)
Again with a host of wall and base cupboards, work surfacing, plumbing for a washing machine and tumble dryer, space for American 'fridge/freezer, double glazed window to the front and extractor fan.

## First Floor Galleried Landing
Double glazed windows to the front and natural light from the roof atrium above on the second floor. Walk-in airing cupboard.

## Main Bedroom Suite
21'7" x 19'9" (6.58 x 6.03)
A carpeted double bedroom with double glazed sash bay windows to the front and side, fitted wardrobes, underfloor heating and door to dressing room and en suite.

## Dressing Room
With a selection of rails and drawers.

## En-Suite
Panelled bath, double shower cubicle with rainfall effect shower head, vanity wash hand basing with mirrors and lights over, heated towel rail, luxury tiled walls and splashbacks, under-floor heated, extractor fan, ornament recesses and built-in storage.

## Bedroom Two
20'7" x 17'11" (6.28 x 5.47)
A carpeted double bedroom with built-in wardrobe, double glazed sash bay window to the front, underfloor heating and door to the en-suite.

## En-Suite
Vanity wash hand basin, low flush w.c. and double shower cubicle, tiled splashback walls, underfloor heating, heated towel rail, extractor fan and Velux side window.

## Bedroom Three
23'2" x 14'11" (7.08 x 4.55)
Laminate flooring, built-in wardrobes, underfloor heating and double glazed sash window to the rear and side.

## Bedroom Four
17'8" x 16'7" (5.39 x 5.07)
Laminate flooring, built-in wardrobe, underfloor heating and double glazed sash window at the rear.

## Bedroom Five/Office
13'4" x 9'11" (4.08 x 3.04)
Laminate flooring, double height window to the rear, underfloor heating, feature panelled wall and stairs leading to the second floor.

## Family Bathroom
Part sunken raised bath with steps, open wet room shower flooring, vanity wash hand basin with contemporary low flush w.c., luxury tiled walls, splashbacks and floors, underfloor heating, heated towel rail. Extractors and double glazed window at the side for natural light, shaver light and mirror.

## Second Floor

## Games Room
36'1" x 19'8" to central column (11 x 6 to central column)
Laminate flooring, spotlights, air conditioning unit and a velux window

## Cinema Room
17'1" x 14'4" (5.22 x 4.38)
Epsom overhead projector, five speakers and subwoofer, Denon multichannel splitter, spotlights and WC off

## Laundry Room
16'4" x 13'5" (4.98 x 4.11)
Data room off, base cupboards with plumbing for washing machine, appliance space, Velux roof light.

## Right Hand Single Garage
15'0" x 10'1" (4.58 x 3.09)
Radiator, shower and external washing facilities, hot and cold taps, rainwater expansion tank, electric up and over door, light power and doorway to a rear lobby with door to the exterior. Stairs leading to the first floor.

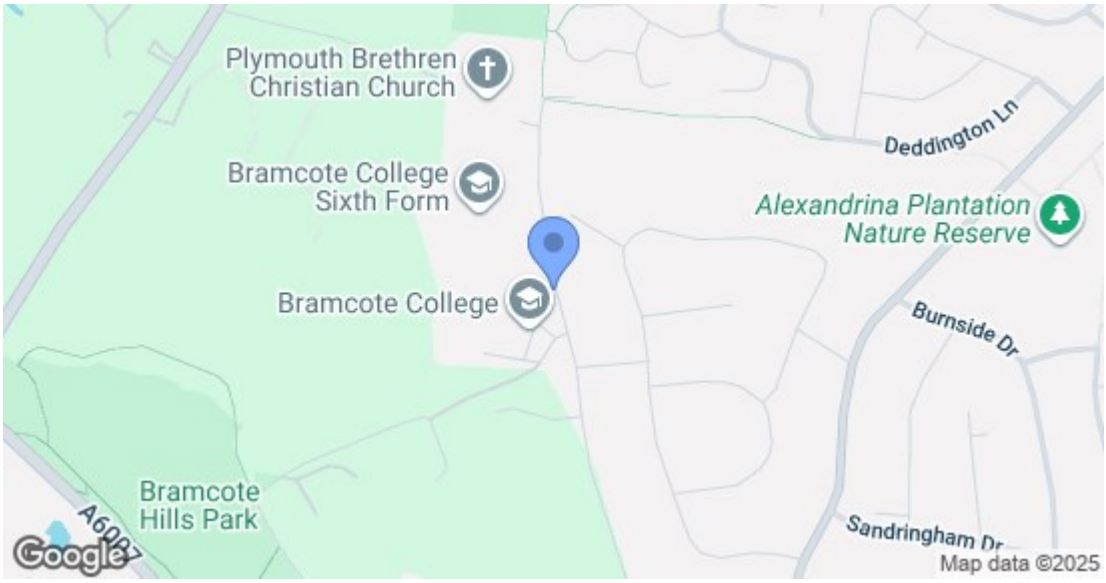
## Left Hand Double Garage
20'2" x 18'11" (6.16 x 5.78)
Two electric up and over doors. Light and power.

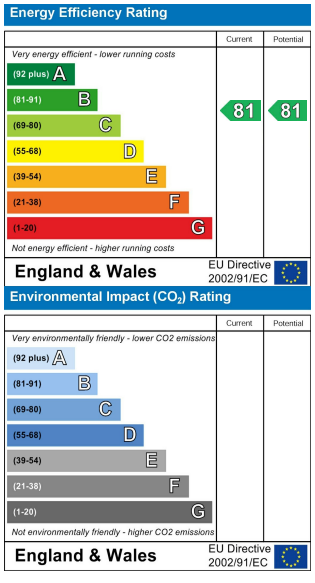
## First Floor Office (Over Garage)
Twin central heating radiators, Velux windows to the side and standard window to the front.

## Kitchenette
Fitted cupboards with sink and drainer, fridge and velux window

## Cloakroom
Wash hand basin and w.c.

## Outside
Accessed via private electric timber gate, the property has tarmacadam entrance leading to ample car and vehicle standing and turning space to the triple garage, retaining gate to a brick/block paved area at the side. Private and enclosed, sunny south east facing rear garden with raised beds, lawned gardens with several stone slab patio areas, retaining walls and fencing and natural greenery to enhance maximum privacy.




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.

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