



Bridle Road,  
Bramcote, Nottingham  
NG9 3DH

**£800,000 Freehold**



An impressive and individual four-bedroom detached house.

Offering a particularly generous and versatile interior with a large open plan kitchen and living dining space to the rear, this fabulous property has been well maintained and upgraded by the current vendors, yet also offers further development potential subject to the necessary consents.

In brief the extensive and bright interior comprises: entrance hall, WC, large open plan kitchen diner and living space, lounge, sitting room, rear hallway with utility cupboard and ground floor bedroom/study with en-suite. Rising to the first floor is a master en-suite bedroom, three further bedrooms, one which has an en-suite and a family bathroom.

Outside the property occupies a large and mature plot, accessed via double electric vehicle gates with a drive and garage beyond and further gated drive to the side, the property benefits from landscaped and well manicured gardens to both front and rear, with mature shrubs and trees.

Tucked away in a sought-after residential location, yet convenient for a wide range of local amenities, this excellent house is available to the market with the benefit of chain free vacant possession and can only be truly appreciated through viewing.



### Entrance Hallway

Feature wooden leaded entrance door and radiator.

### WC

Fitted with a WC, wash-hand basin inset to vanity unit, part tiled walls, radiator, tiled flooring, wall mounted mirror.

### Kitchen Diner/Living Space

30'8" x 23'10" decreasing to 9'0" (9.35m x 7.27m decreasing to 2.75m )

With an extensive range of good quality fitted wall and base units, granite work surfacing with splashbacks, inset electric hob, electric oven and grill, integrated dishwasher, one and half bowl sink with mixer tap, walk-in pantry cupboard, UPVC double glazed windows and patio doors to the exterior, two feature roof lanterns.

### Lounge

22'0" x 14'9" (6.72m x 4.51m )

UPVC double glazed bi-fold doors to the front, UPVC double glazed windows to side and rear, two radiators, and Inglenook style fire place with Adam-style fire surround and contemporary electric fire.

### Sitting Room

13'10" x 10'0" (4.23m x 3.07m )

UPVC double glazed window, radiator, and stairs off to the first floor landing, with feature leaded stair light.

### Side Hallway

With stairs off to the first floor landing and utility cupboard housing the hot water cylinder and Worcester boiler, plumbing for a washing machine, and further appliance space.

### Ground Floor Bedroom/Study

11'5" x 11'1" (3.49m x 3.40m )

UPVC double glazed patio door to the exterior, UPVC double glazed window and radiator.

### En-Suite

With modern fitments in white comprising: WC, wall-mounted wash-hand basin, shower cubicle with electric shower over, fully tiled walls, tiled flooring, radiator, and extractor fan.

### First Floor Landing

With loft hatch.

### Master Bedroom

18'5" x 12'1" (5.62m x 3.70m )

Two UPVC double glazed windows, fitted wardrobes, inset ceiling spotlights.

### En-Suite

Fitments in white comprising: WC, wash-hand basin inset to vanity unit with illuminated mirror above, shower cubicle with mains over head shower, extractor fan, wall-mounted heated towel rail, fully tiled walls, tiled flooring, UPVC double glazed window.

### Bedroom Two

14'11" x 11'6" maximum overall measurements (4.55m x 3.51m maximum overall measurements)

Two UPVC double glazed windows and radiator.

### Bedroom Three

12'9" x 8'10" (3.89m x 2.70m )

UPVC double window, radiator and fitted cupboard.

### Bathroom

Fitted with a WC, pedestal wash-hand basin, bath with shower hand set, fully tiled walls, tiled flooring, wall-mounted heated towel rail, one UPVC double glazed window and one feature wooden window.

### Bedroom Four

11'10" x 10'11" plus door recess (3.62m x 3.33m plus door recess )

UPVC double glazed window, radiator and UPVC Juliette style balcony.

### En-Suite

With fitments in white comprising WC, wash-hand basin inset to vanity unit with mirror above, shower cubicle with mains controlled shower over, fully tiled walls, tiled flooring, UPVC double glazed window, and wall-mounted heated towel rail.

### Outside

To the front, the property has a double gated driveway, one of which has electric gates with an intercom system. There is a drive along the side of the property with the detached brick and tiled garage beyond, and a landscaped front garden comprising of lawn, rockery area, pressed Crete style patio, and access along the property to the rear on both sides. To the rear the property has an landscaped and easily managed garden with patio, lawn, decking, and various mature shrubs and trees and an outside tap.

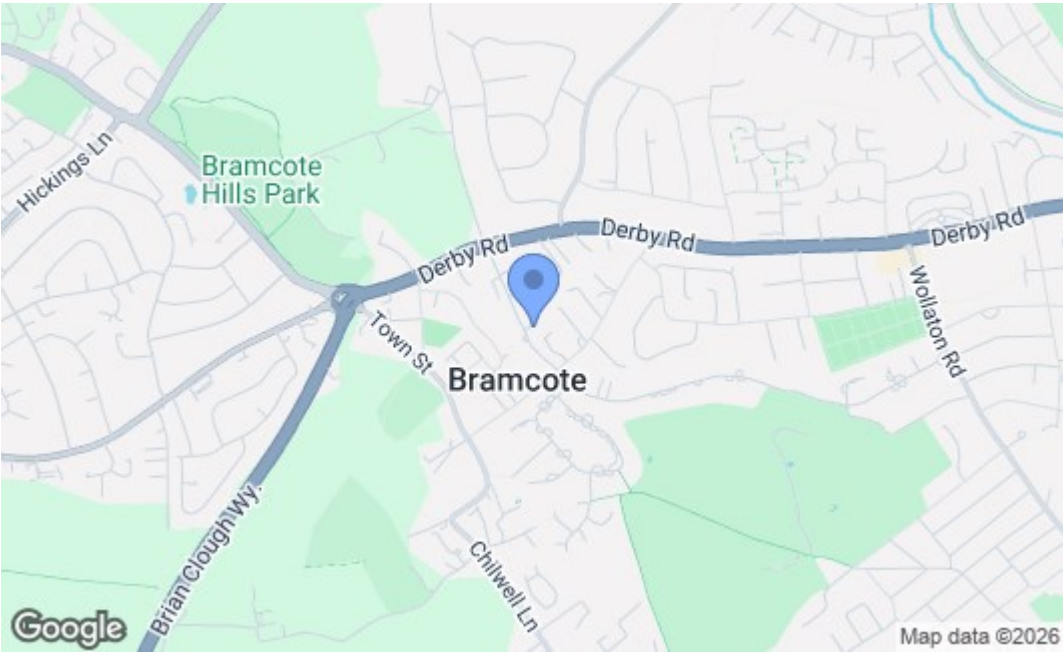
### Garage

18'1" x 9'2" (5.52m x 2.80m )

Up and over door to the front, pedestrian door to the side, light and power.



Robert Ellis  
ESTATE AGENTS



| 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.