



Chilwell Lane,  
Bramcote, Nottingham  
NG9 3DU

**£725,000 Freehold**



A stylish five bedroom new build house, tucked away in a small and exclusive gated development of five individual houses.

Finished to high standards throughout with quality fixtures and fittings this stunning individual architect designed property offers a extensive and versatile interior arranged over three floors, with a particularly impressive open plan kitchen diner with island and Bi-fold doors.

In brief the generous and contemporary interior comprises; spacious entrance hall, WC, study, open plan kitchen diner, utility and sitting room to the ground floor, rising to the first floor is an en-suite bedroom and three further double bedrooms and family bathroom and rising to the third floor is a further bedroom with en-suite and dressing room.

Outside the property has a drive to the front providing car standing with the garage beyond and the rear has enclosed landscaped garden which is primarily lawned with a patio.

Occupying a private position tucked away from the road at the rear of the development and being extremely convenient for local shops, schools, parks and excellent transport links, this fabulous property is now ready to move into.



#### Entrance Hall

14'11" x 5'8" (4.57m x 1.73m )

Composite double glazed entrance door leads to a spacious hallway with underfloor heating which is present throughout the entirety of the ground floor, inset ceiling spot lights, stairs leading to the first floor and useful under stairs cupboard.

#### Downstairs WC

Fitted with a low level WC, wash hand basin inset to vanity unit, inset ceiling spot lights and extractor fan

#### Kitchen Diner

18'6" x 17'1" (5.64m x 5.23m )

With an extensive range of fitted wall and base units with silestone work surfacing, island with silestone surfacing and inset breakfast bar, inset induction venting hob, inset double oven, integrated dishwasher, double sink and drainer unit with mixer tap. integrated fridge and freezer, two UPVC double glazed windows, inset ceiling spot lights, tiled flooring, aluminium Bi-fold doors leading to rear garden.

#### Utility

12'10" x 8'2" (3.93m x 2.49m )

Fitted base units, work surfacing, plumbing for a washing machine, further appliance space, sink with mixer tap, extractor fan, inset ceiling spot lights, UPVC double glazed window and door to the exterior.

#### Sitting Room

17'3" x 12'5" (5.28m x 3.80m )

UPVC double glazed bay window to the front and a feature rustic brick fire surround with inset timber mantle and flagstone hearth.

#### Study

12'2" x 6'8" (3.73m x 2.05m )

UPVC double glazed window and inset ceiling spot lights.

#### First Floor Landing

Stairs to second floor landing, UPVC double glazed window, radiator and inset ceiling spot lights.

#### Bedroom One

13'5" x 11'7" (4.09m x 3.55m )

UPVC double glazed window and radiator.

#### En-suite

11'6" x 3'3" (3.53m x 1m )

Fitted with a low level WC, wall mounted wash hand basin, shower cubicle with mains shower over, heated towel rail, fully tiled walls and floors, extractor fan, inset ceiling spot lights and UPVC double glazed window.

#### Bedroom Two

15'9" x 12'5" (4.82m x 3.80m )

UPVC double glazed window and radiator.

#### Bedroom Three

12'9" x 9'7" (3.89m x 2.92m )

UPVC double glazed window and radiator.

#### Bedroom Four

11'8" x 10'11" (3.56m x 3.34m )

UPVC double glazed window and radiator.

#### Family Bathroom

10'10" x 6'4" (3.31m x 1.94m)

Fittings in white comprising WC, wall mounted wash hand basin with demisting electric mirror above, shower cubicle with mains control shower, wall mounted heated towel rail, towel flooring, fully tiled wall, inset ceiling spot lights and extractor fan.

#### Second Floor Landing

UPVC double glazed window and radiator.

#### Bedroom Five

UPVC double glazed window, two feature Velux windows in the vaulted ceiling and radiator.

#### Dressing Room

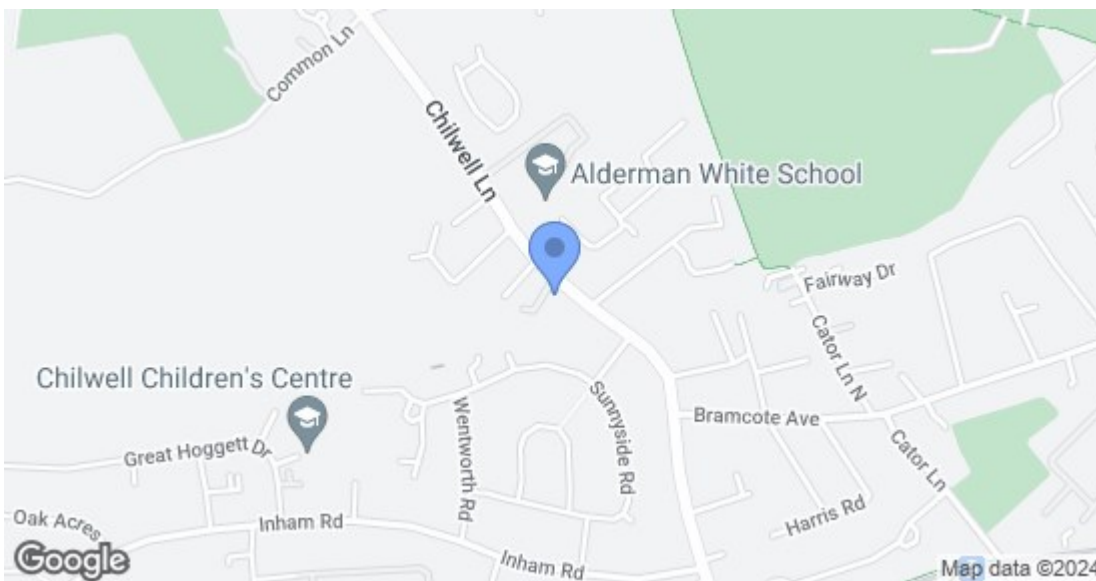
10'6" x 8'0" (3.22m x 2.45m )

Radiator, feature Velux window, inset ceiling spot lights, airing cupboard housing the Ideal boiler and hot water tank.

#### En-suite

With modern fittings in white comprising; low level WC, wash hand basin inset to vanity unit, shower cubicle with mains control shower over, heated towel rail, Velux window, tiled flooring, fully tiled walls and extractor fan.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		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.