



Manor Court,  
Bramcote, Nottingham  
NG9 3DR

**£850,000 Freehold**

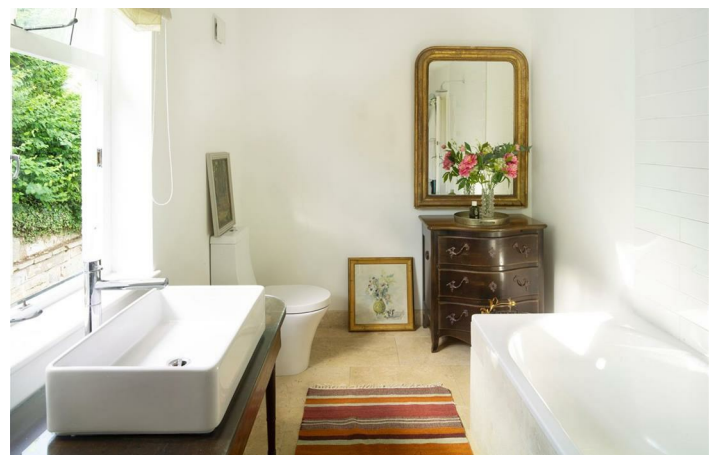


A delightful, light filled, three-bedroom detached family home, situated in a beautiful private lane in the very much sought-after Bramcote conservation area.

The house, which was converted from an original barn and apparently extended to become the farm manager's cottage, offers a large open plan living/diner and kitchen area with feature vaulted ceilings with original beams and trusses showing their makers marks. Velux sky lights, timber double glazing, bay window seating and underfloor heating make a luxurious, comfortable space. Three pairs of French doors connect to the gardens and a courtyard which hosts a stone, wood-fired pizza oven. The utility sits conveniently off this main area.

Manor Cottage is one of 7 converted from farm buildings, in an idyllic setting surrounding a verdant shared garden. With a friendly, welcoming community this is a beautiful tranquil environment in which to enjoy life. Separate to the shared garden, the property benefits from its own private, well stocked and mature gardens that wrap around the house with an extremely private courtyard to the rear and a double garage with electric door adjacent to the property.

Manor Cottage is a short walk from countryside, good local primary and secondary schools, Beeston town centre and Beeston Fields Golf Course and Attenborough Nature Reserve. The A52 and M1 are also a short drive away.



### Hallway

Wooden double glazed door with flanking windows leads to a welcoming generous hallway, with tiled flooring having underfloor heating, doors leading off to the main living area plus entry to a cloakroom, downstairs w.c. bedroom 1 and stairway off to the first floor landing.

### Guest Cloakroom

With w.c., wash hand basin inset to vanity unit, cloaks area, double glazed wooden window and tiled flooring.

### Open Plan Kitchen/Diner and Living Area

38'0" x 18'7" approx (11.59m x 5.68m approx)

Double glazed wooden bay window with a fitted bay seat, three further wooden double glazed patio doors, wooden double glazed window, three feature Velux windows, fitted base units with oak work surfacing and splashback, a Smeg electric oven with gas hob and extractor above, island with oak work surfacing, fitted sink with mixer tap, base units with integrated dishwasher, Travertine tiled flooring with underfloor heating.

### Utility

15'5" x 5'2" approx (4.71m x 1.58m approx)

Fitted base units, oak work surfacing, splashback, Belfast style sink with mixer tap, Travertine tiled flooring, stable style door to the exterior, two feature sky lights, wall mounted Vaillant boiler.

### Bedroom One

15'2" x 12'1" approx (4.64m x 3.69m approx)

Two double glazed wooden windows, double glazed patio doors, Travertine tiled flooring with underfloor heating and useful understairs cupboard.

### En-Suite

12'1" x 8'3" approx (3.69m x 2.54m approx)

With fittings in white comprising of a w.c., pedestal wash hand basin, double shower cubicle with mains control shower over, two wooden double glazed windows, part tiled walls, tiled flooring with underfloor heating and extractor fan.

### First Floor Landing

Wooden double glazed window, radiator, loft hatch with retractable ladder and airing cupboard with a radiator and shelving.

### Bedroom Two

12'2" x 11'3" approx (3.73m x 3.45m approx)

Wooden double glazed window and a radiator.

### Bathroom

13'5" x 6'11" approx (4.09m x 2.12m approx)

Accessed via both bedrooms, fittings in white comprising of a w.c., wash hand basin mounted upon a table, bath with mains control shower over, part tiled walls, tiled flooring, wall mounted heated towel rail, wooden double glazed window and extractor fan.

### Bedroom Three

13'3" x 10'11" approx (4.06m x 3.35m approx)

Double glazed window and a radiator.

### Outside

The property sits in a mature and well manicured plot with gardens to the front and side, walled boundary, various well stocked beds and borders with mature shrubs and trees, lawn, patio and power points. To the rear the property has a particularly private paved area with gravel with an outside tap leading to an extremely private and charming courtyard style garden with various well stocked beds and borders and a pizza oven.

### Garage

27'11" x 8'11" approx (8.52m x 2.73m approx)

Electric up and over door to the front, light and power.

### Material Information:

Freehold

Property Construction: Brick

Water Supply: Mains

Sewerage: Mains

Heating: Mains Gas

Solar Panels: No

Building Safety: No Obvious Risk

Restrictions: The property is within a Conservation Area

Rights and Easements: None

Planning Permissions/Building Regulations: Where required

Accessibility/Adaptions: None

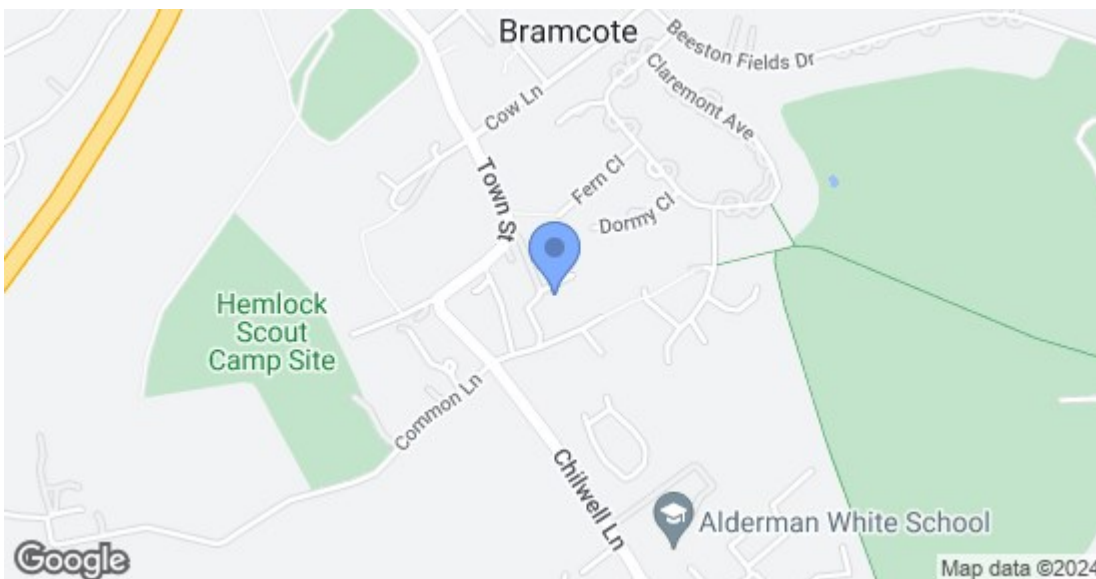
Has the Property Flooded?: No

### Disclaimer:

These details and Key facts 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. Full material information is available in hard copy upon request.



**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		67	76
(39-54) E			
(21-38) F			
(1-20) G			
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) 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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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