



A detached four bedroom family home

10 Ranmore Close, Bramcote, Nottingham

Freehold



Three ground floor reception rooms • Open plan kitchen diner • Four bedrooms and a hobby room • Set upon a quarter acre plot • Open views to the rear aspect • Off street parking and single garage • Quiet cul-de-sac location

Location

Ranmore Close lies in a popular and established residential location with excellent schooling and transport links nearby. It sits within easy reach of the A52, providing access to a wide range of local and regional centres in addition to Nottingham University and the Queens Medical Centre. The M1 motorway is approximately 4 miles away, with local amenities offered at nearby Bramcote Lane and Beeston town centre which now also benefits from the NET tram system, linking through to Nottingham Train Station, providing rail access to London St Pancras in 1 hour 34 minute.

Description

The property occupies a delightful 0.25 acre plot, backing onto open fields to the end of a quiet cul-de-sac within a desirable residential location and offers in excess of 2000sq ft of accommodation arranged over three stories.

Ground Floor

Upon entry to the property a storm porch leads through to the bright, spacious entrance hall which follows onto the extent of the living accommodation and also gives direct access to the ground floor WC.

To the front aspect there is a

20ft, dual aspect sitting room featuring a focal point feature fireplace with a granite surround and mantle. Glazed French doors lead from the sitting room to the garden room, positioned to the rear of the property, which also enjoys a dual aspect, is fitted with shelving to two walls and leads onto the conservatory. The conservatory is accessible from both the entrance hall and the garden room and is a welcome addition, built by the current owner occupier just a few years ago. Glazed to all elevations with French doors out to the garden and glass roof, the conservatory presents a pleasant seating area throughout the year.

The well-proportioned kitchen diner is accessed off the entrance hall and incorporates a range of cream base and wall units with laminated work surfaces and a tiled floor. Fitted within the kitchen is a range style oven with a 6 burner gas hob, a Neff dishwasher and a stainless steel sink which overlooks the rear garden. An open utility area sits off the kitchen, providing space and plumbing for additional appliances.



First Floor

Stairs ascend from the entrance hall to the first floor landing and on to the accommodation at this level. There are two double bedrooms to the front of the property and two to the rear. Both bedrooms to the rear of the property enjoy far reaching views, whilst the principal bedroom also benefits a three piece en suite shower room fitted with a WC, pedestal wash hand basin and a shower cubicle. The family bathroom sits between the two rear bedrooms and holds a large shower enclosure, a fitted bath a WC, a chrome heated towel rail and a vanity wash hand basin.

Second Floor

The room at second floor level also boasts open views and would ideally suit use as a hobby / games room, however it could be used as a 5th bedroom subject to the necessary planning permissions.

Outside

To the front aspect there is block paved, off street parking for two vehicles, in addition to a single garage with an electrically operated door, internal power and lighting and side access.

The rear, west facing garden has been meticulously maintained by the current owner occupier to create a superb array of bedding planters, shrubbery areas and turfed spaces, in addition to a summer house, green house and storage shed to the end of the garden.

Tenure

Freehold

Services

Mains electricity, gas fired central heating, drainage and water are understood to be connected to the property.

Viewing

Strictly by appointment with Savills.

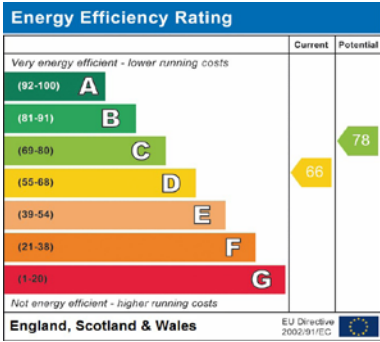


Ranmore Close, Nottingham
Main House 2,126 sq ft / 198 sq mft
Garage 145 sq ft / 13 sq mt
Total 2,271 sq ft / 211 sq m



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The position & size of doors, windows, appliances and other features are approximate only.
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