

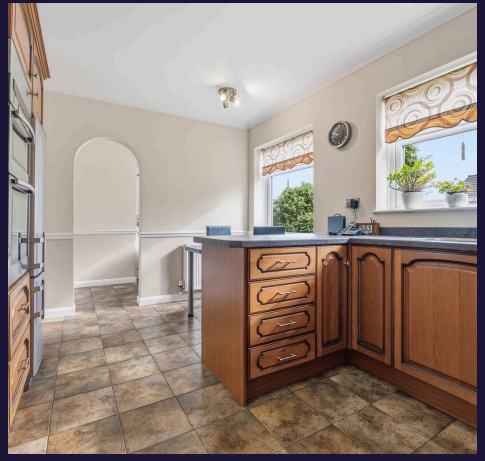
Thoresby Road, Bramcote

£495,000

Comfort Estates









Thoresby Road

Bramcote, Nottingham

Occupying one of the most impressive plots along this highly regarded Bramcote address, this individually designed detached bungalow presents a rare opportunity to acquire a spacious and exceptionally well-maintained home combining versatile accommodation, mature gardens and exciting future potential.

Positioned behind a broad frontage with sweeping driveway and detached double garage, the property provides approximately 134 sq.m. (1,442 sq.ft.) of living accommodation, complemented by a further 30.7 sq.m. (330 sq.ft.) double garage, creating a total footprint approaching 165 sq.m. (1,772 sq.ft.).

The property has been lovingly cared for and maintained over many years and offers immediate occupation whilst presenting excellent opportunities for an incoming purchaser to modernise and personalise to their own tastes. The generous room proportions, flexible layout and substantial plot may also offer scope for extension, loft conversion or further enhancement, subject to all necessary planning permissions and building regulation approvals.

Particularly noteworthy are the property's mature rear gardens, extensive driveway parking, spacious reception rooms and enviable position within one of Bramcote's most sought-after residential locations.



Thoresby Road

Bramcote, Nottingham

A rare opportunity to acquire a substantial detached bungalow occupying on an impressive plots, offering over 1,770 sq.ft. of combined accommodation and exceptional future potential. NO CHAIN!
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Total footprint approaching 1,772 sq.ft. including garage
- Exceptional detached bungalow on a substantial mature plot
- Fantastic scope for modernisation and future enhancement
- Double garage
- Extensive driveway parking
- Beautifully maintained mature gardens
- Spacious living room, dining room and conservatory
- No upward chain
- Highly sought-after Bramcote location







Entrance Hall
A welcoming central reception hall accessed via a solid entrance door and providing access to the accommodation. Featuring ceramic tiled flooring, radiator, wall lighting and alarm panel.

Living Room
21' 6" x 13' 2" (6.55m x 4.02m)
A substantial principal reception room enjoying excellent levels of natural light from the large bay window overlooking the driveway and front gardens. Benefitting from a feature fireplace, wall light points, and radiator. Glazed double doors lead directly into the dining room, creating an excellent flow for everyday living and entertaining.

Kitchen/Diner
13' 9" x 10' 4" (4.19m x 3.14m)
A bright and generously proportioned kitchen fitted with an extensive range of timber-effect wall and base units providing excellent storage and preparation space. Incorporating a one-and-a-half bowl sink unit with mixer tap and drainer, integrated oven and grill, four-ring gas hob, extractor canopy with stainless steel splashback and ample work surfaces. Dual aspect windows overlook the rear garden, while the layout comfortably accommodates a breakfast table, creating a practical everyday kitchen space. Open through to the utility room.

Utility Room
4' 5" x 8' 0" (1.35m x 2.43m)
Providing additional worktop space and storage with plumbing and appliance space for washing machine and dishwasher. Window to the rear elevation, external access door and useful adjoining storage area.

Dining Room
10' 5" x 13' 9" (3.18m x 4.18m)
Situated at the heart of the home, this generously proportioned dining room links the reception spaces and enjoys direct access to the kitchen, living room and conservatory. Finished with wood-effect flooring, radiator and decorative ceiling light fitting.



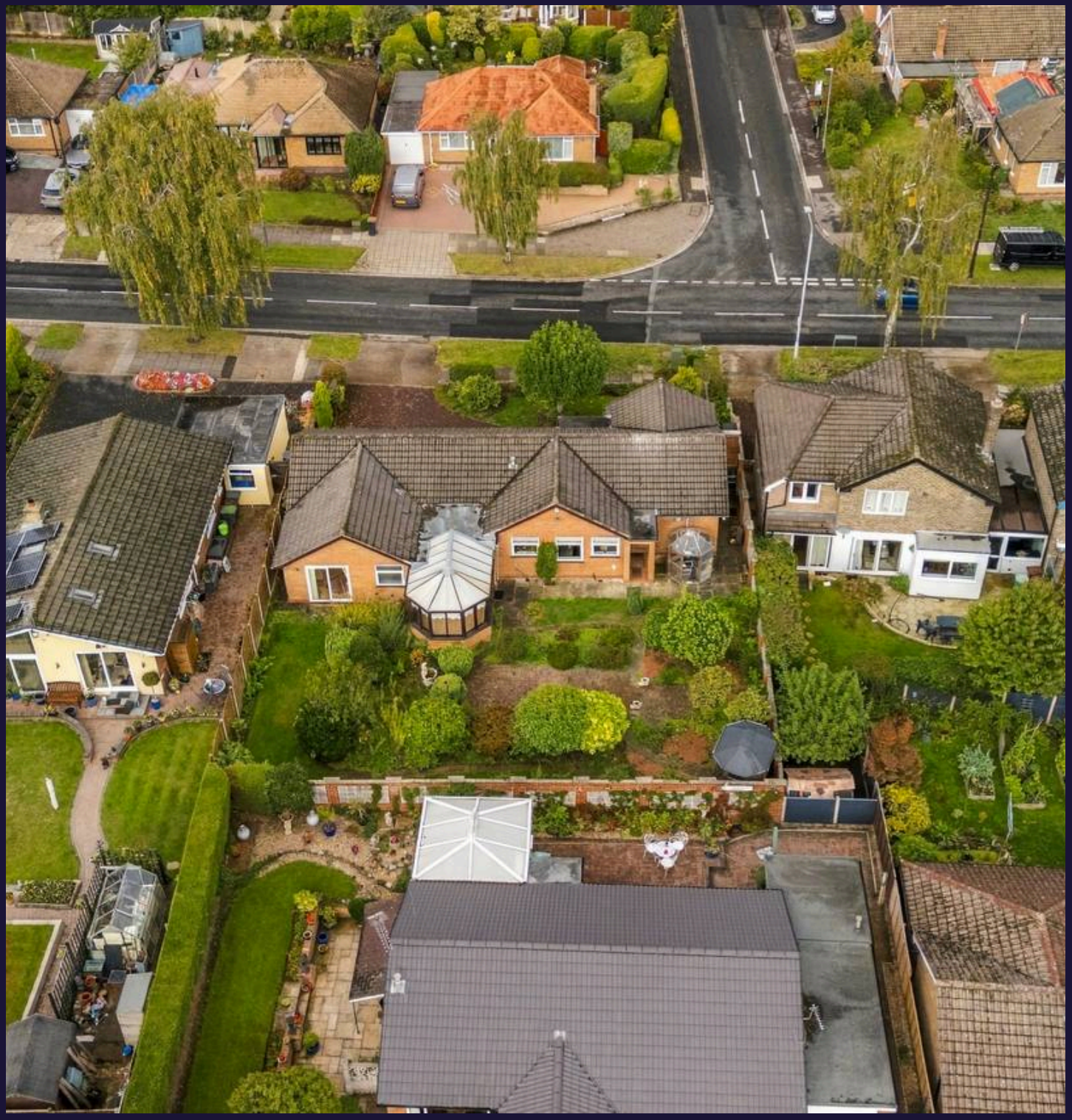
Conservatory
10' 11" x 13' 0" (3.32m x 3.96m)
Enjoying attractive views across the established rear gardens through extensive glazing, this delightful garden room offers a wonderful connection between the home and outdoors. Constructed with brick-built elevations beneath a glazed roof, the room is flooded with natural light throughout the day and has a radiator to enjoy the changing seasons. French doors lead directly onto the rear patio and gardens.

Bedroom One
14' 8" x 13' 0" (4.47m x 3.96m)
A spacious double bedroom positioned to the front of the property and enjoying pleasant views across the frontage. Benefiting from an extensive range of fitted wardrobes providing excellent storage, together with a large window and radiator.

En-Suite
8' 6" x 6' 3" (2.59m x 1.90m)
Well-appointed and modernised shower room fitted with vanity wash hand basin, low-flush WC and quadrant shower enclosure. Fully tiled walls, obscured UPVC window and easy-maintenance flooring.

Bedroom Two/Snug
17' 9" x 10' 10" (5.40m x 3.29m)
Currently utilised as an additional reception room, this highly versatile space could equally serve as a substantial second double bedroom. Sliding patio doors provide direct access onto the rear garden and create a wonderful indoor-outdoor feel, whilst allowing natural light to flood the room. Featuring radiator, wall light fittings and ceiling light.

En-Suite
7' 5" x 4' 5" (2.26m x 1.35m)
Comprising shower enclosure, pedestal wash hand basin and low-level WC, complemented by tiled walls and obscured rear-facing window.

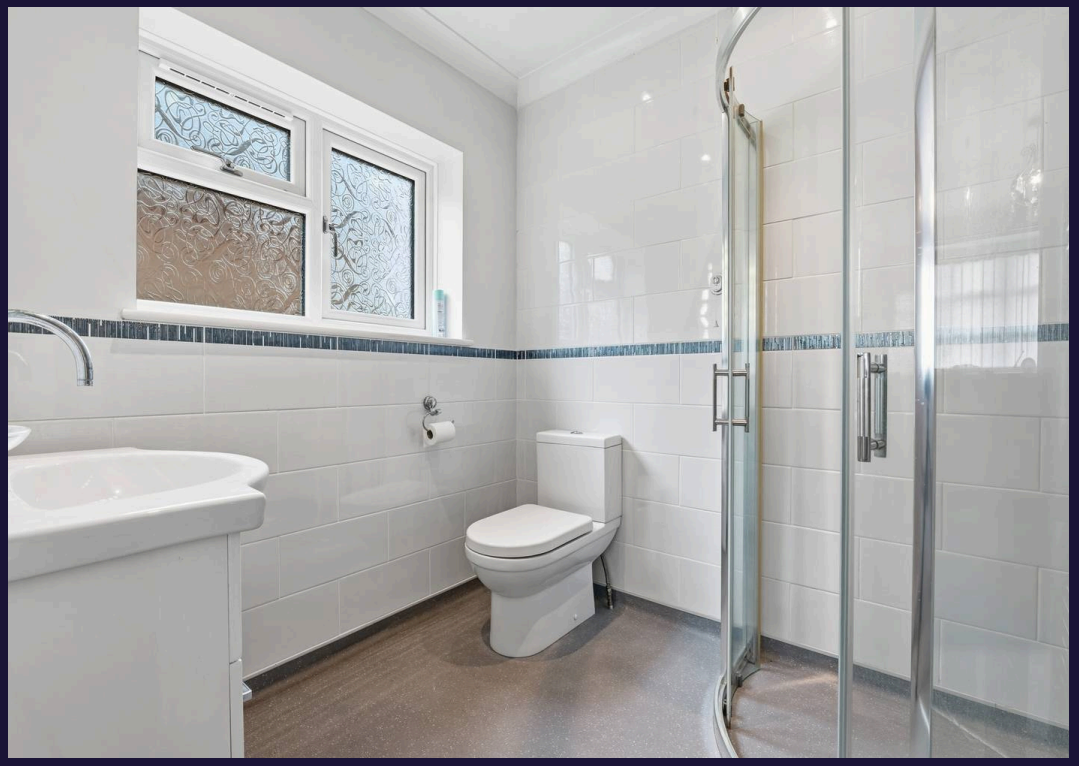


Bedroom Three
8' 6" x 6' 7" (2.59m x 2.01m)
A comfortable single bedroom overlooking the side elevation, ideal as a guest bedroom, home office or hobby room. Benefiting from UPVC double glazing and radiator.

WC
Fitted with low-level WC and pedestal wash hand basin, together with obscured side-facing window.

Garden

Without doubt one of the property's most attractive features. The rear gardens have been lovingly cultivated over many years and now provide a wonderfully mature, private and established outdoor environment. Predominantly laid to lawn and interspersed with an impressive variety of mature shrubs, ornamental planting, specimen trees and meandering pathways, the garden provides colour and interest throughout the seasons. The generous proportions of the plot are immediately apparent and create a wonderful sense of space and privacy rarely found within contemporary developments. The mature boundaries provide excellent screening, whilst various seating and planting areas offer opportunities to enjoy the gardens throughout the year. For gardening enthusiasts, families or those seeking a peaceful outdoor retreat, the grounds represnent a significant part of the property's appeal.











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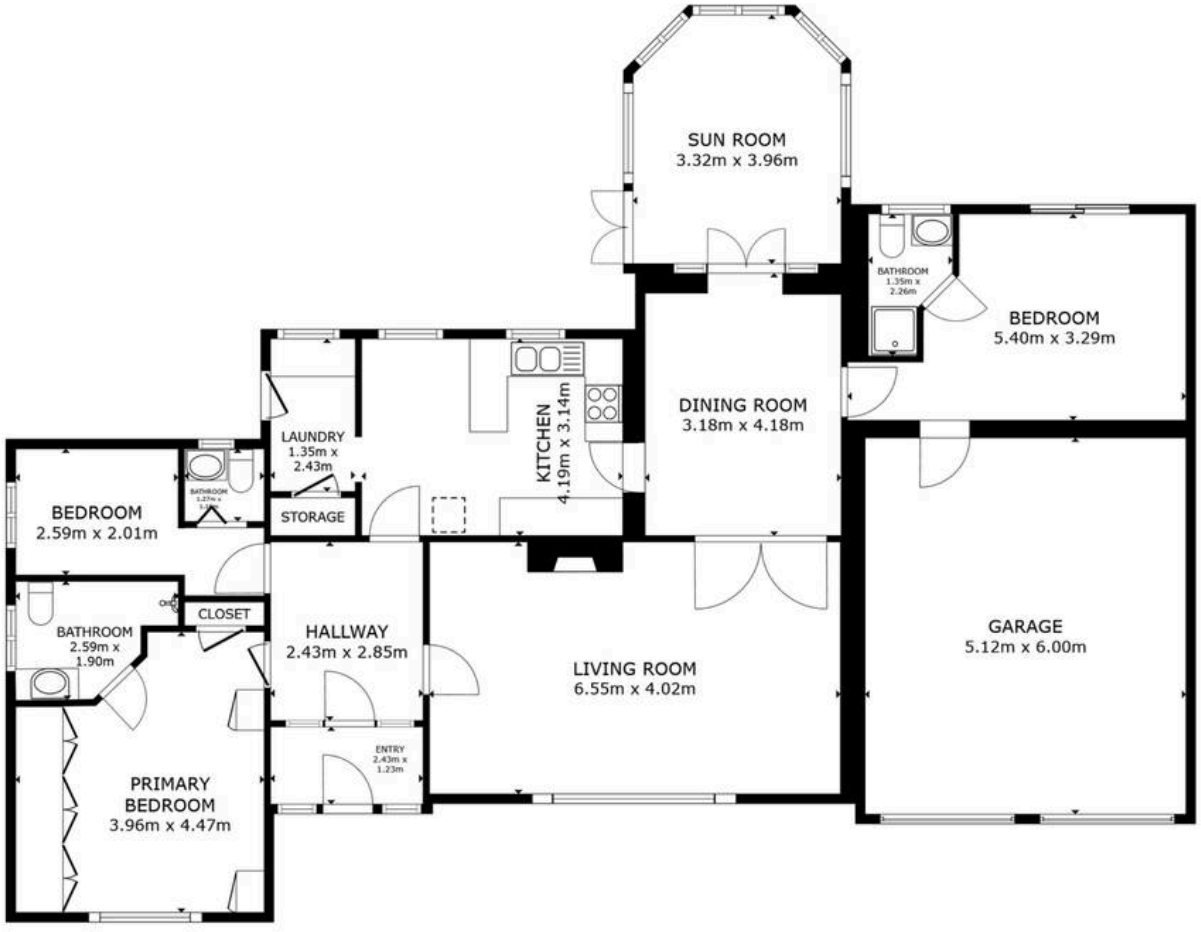

GROSS INTERNAL AREA
FLOOR PLAN 134.0 m²
EXCLUDED AREAS : GARAGE 30.7 m²
TOTAL : 134.0 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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