



Michael Bruce Lane, Barton Quarter, Chilwell, Nottingham, NG9 4EQ
Offers Over £525,000 Freehold



Michael Bruce Lane, Barton Quarter, Chilwell

3 Bedrooms, 2 Bathroom

Offers Over £525,000

- Stunning Three Bedroom Detached House
- Prestigious Development
- Oozing Charm & Character
- Wrap Around Gardens To Three Sides
- Master Bedroom With En-Suite
- Residents Parking
- Freehold

Situated in the prestigious Barton Quarter development stands this impressive three bedroom detached property. Standing on an enviable corner plot with open aspect views the property blends a contemporary, newly constructed interior with traditional charm and character throughout with high ceilings, sash windows and quality fixtures and fittings. The accommodation is deceptively well proportioned starting with the bright and spacious hallway with u-shaped staircase to the galleried landing, a ground floor cloakroom, utility room and a superb L-Shaped living/dining/kitchen; each space with its own purpose but seamlessly flowing to create the perfect open plan living. To the first floor the large master bedroom has an en-suite shower room and two further double bedrooms accompany the beautiful family bathroom. Externally, the property has an enclosed, wrap around rear garden to three sides, tastefully landscaped and there are further gardens to the front alongside residents parking. Early viewing is strongly recommended to appreciate the accommodation available.

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	84 B	92 A
55-68	D		
39-54	E		
21-38	F		
1-20	G		



HALLWAY 11' 4" x 7' 3" (3.45m x 2.21m) Accessed by an external door with a oak flooring, wall mounted radiator under stairs, storage cupboard stairs, rising to the first floor to ceiling lights.

CLOAKROOM With a low flush w.c., pedestal wash hand basin with chrome taps and a tiled backsplash, tiled flooring, traditional column radiator and fitted ceiling spotlights.

LOUNGE/DINER 26' 3" x 13' 11" (8m x 4.24m) The living area has a fitted carpet, two double glazed sash windows to the front and side elevations, wall mounted radiator and two ceiling lights with the dining area having oak flooring, double glazed sash window to the side elevation and patio doors to the rear garden, wall mounted radiator, a ceiling light and fitted ceiling spotlights.

KITCHEN 11' 5" x 11' 3" (3.48m x 3.43m) With a range of fitted high and low level units with a rolled edge worktop over incorporating a one and quarter bowl

ceramic sink and drainer with a chrome pull-out spray mixer tap, splashback tiling, integrated electric oven, inset gas hob with extractor hood over, integrated dishwasher, oak flooring, wall mounted radiator, double glazed sash window to the rear elevation and fitted ceiling spotlights.

UTILITY ROOM 5' 10" x 4' 6" (1.78m x 1.37m) With fitted high level units, a rolled edge worktop with washing machine plumbing and dryer point below, splash back tiling, wooden flooring and a ceiling light.

LANDING A galleried landing with a fitted carpet, double glazed window to the side elevation, storage cupboard, loft hatch and two ceiling lights.

MASTER BEDROOM 13' 11" x 11' 6" (4.24m x 3.51m) With a fitted carpet, two double glazed sash windows to the side and rear elevations, wall mounted radiator and two ceiling lights.

EN-SUITE Fitted suite comprising of a double wide

walk in shower with a mains fitted mixer bar shower with riser and rainfall shower head over, low flush w.c., pedestal wash hand basin with chrome taps a splash back tiling, tiled flooring, part ceramic wall tiling, traditional column radiator and fitted ceiling spotlights.

BEDROOM TWO 13' 11" x 9' 6" (4.24m x 2.9m) With a fitted carpet, two double glazed sash windows to the front and side elevation, wall mounted radiator and ceiling light.

BEDROOM THREE 11' 7" x 11' 5" (3.53m x 3.48m) With a fitted carpet, double glazed sash window to the rear elevation, wall mounted radiator and ceiling light.

BATHROOM With a fitted suite comprising of an L-Shaped panelled bath with chrome mixer taps and shower attachment over, low flush w.c., pedestal wash hand basin with tiled splashback, tiled flooring, part ceramic wall tiling, traditional column radiator, double glazed sash window to the front elevation and fitted ceiling spotlights.

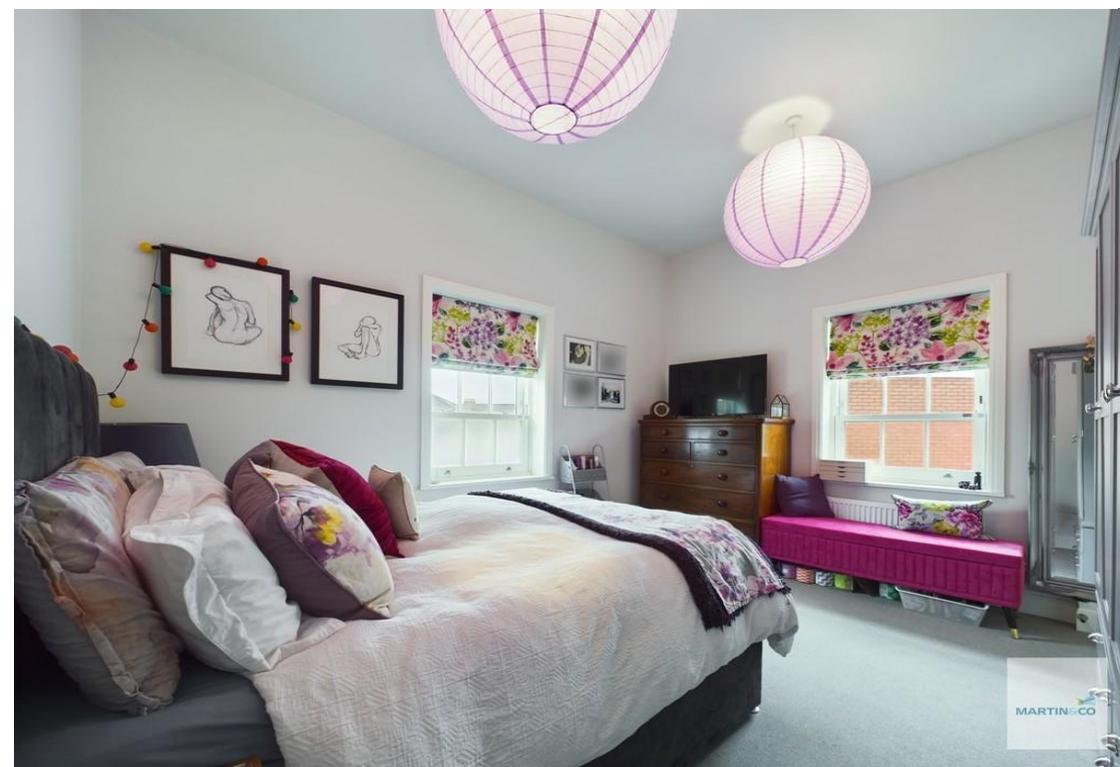


EXTERNAL The property enjoys an enclosed, wrap around garden to three sides which has been landscaped to provide three distinct spaces and is laid to lawn with a two separate patio areas, flower beds and a walled boundary with secure gate access. To the front is a lawned garden with a range of shrubs and there is an open aspect. Residents car parking is also available.

DEVELOPMENT The property is situated in Phase One of the prestigious Barton Quarter development. Located on the historic Barton Transport site the development is constructed by Stockbridge Land with the properties have been designed by Ben Pentreath in association with The Prince's Foundation. A visit to the site demonstrates that this is not your typical new build development and this extends through the property's front door too with high quality and attention to detail touches throughout.

LOCATION Affording an enviable location the property is within easy reach of Beeston town centre with an array of shops, bars, restaurants and cinema and it's also in walking distance to the High Road in Chilwell for a variety of independent cafés and boutiques. For transport links the NET Tram Network is less than a quarter of a mile away as are regular bus services and the A52 & M1 at Junction 25 are also within easy reach. For those looking for outdoor space, Attenborough Nature Reserve and Wollaton Hall Deer Park are close by







Floor 0



Floor 1

Approximate total area⁽¹⁾
1274.96 ft²

(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Martin & Co Beeston

23 Wollaton Road • Beeston • Nottingham • NG9 2NG
T: 0115 9225555 • E: beeston@martinco.com

0115 9225555

<http://www.martinco.com>

Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.