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**64 Beeston Fields Drive, Bramcote, Nottingham, NG9 3TD**

**Offers Over £1,100,000**



**7 bedroom detached character residence - 3 en suite and family bathroom – 5 reception rooms - Double garage and sweeping driveway - Substantial gardens with far reaching views - Heated in ground swimming pool - Planning granted for substantial two storey extension - No onward chain - Easy access to Nottingham City and M1 - Linked annexe suitable for au pair or live-in relative – One of the most sought after residential addresses in Nottingham**



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**A magnificent 7 bedroom, 5 reception room detached character residence situated on a substantial plot within this hugely desirable and sought after private estate.**

The property offers extremely adaptable accommodation and features a rear two storey linked annexe making it ideal for live-in relatives, au pair or teenagers wing. In addition, planning consent has been granted for a substantial two storey rear extension incorporating an additional double garage to the west side of the property (detailed plans are available on request). The property is approached via sweeping driveway with integral double garage and the spectacular rear garden benefits from far reaching views across Bramcote and Wollaton. Beeston Fields Drive is arguably the most prestigious residential address in the local area and provides extremely convenient access to Nottingham and Derby City centres, M1 motorway and East Midlands international airport.

**NO ONWARD CHAIN. VIEWING ESSENTIAL.**







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**ENTRANCE PORCH :**

**ENTRANCE HALL :** 16' 10" x 9' 0" (5.13m x 2.74m) With storage cupboard

**DOWNSTAIRS CLOAKROOM :** 8' 3" x 5' 7" (2.51m x 1.7m)

**LOUNGE :** 25' 6" x 13' 5" (7.77m x 4.09m) Opening to garden room.

**GARDEN ROOM :** 9' 7" x 16' 2" (2.92m x 4.93m)

**DINING ROOM :** 13' 8" x 13' 5" (4.17m x 4.09m)

**KITCHEN :** 11' 5" x 12' 3" (3.48m x 3.73m) With built in appliances

**BREAKFAST ROOM :** 12' 5" x 11' 9" (3.78m x 3.58m) With large built in double cupboard

**STUDY :** 13' 7" x 8' 4" (4.14m x 2.54m)

**REAR HALLWAY :** 20' 11" x 3' 9" (6.38m x 1.14m)

**UTILITY ROOM :** 7' 2" x 11' 1" (2.18m x 3.38m) With plumbing for washing machine

**STORAGE/ BOOT ROOM :** 6' 7" x 11' 1" (2.01m x 3.38m)

**ANNEXE :**

**FAMILY ROOM :** 19' 1" x 15' 5" (5.82m x 4.7m) Opening onto entertaining deck and swimming pool

**LANDING :** 6' 5" x 15' 2" (1.96m x 4.62m)

**LIVING ROOM/BEDROOM 6 :** 18' 11" x 15' 4" (5.77m x 4.67m) With fitted kitchenette.

**EN SUITE :** 5' 9" x 5' 2" (1.75m x 1.57m)

**BEDROOM 7 :** 14' 4" x 15' 3" (4.37m x 4.65m)

**MAIN FIRST FLOOR LANDING :** 8' 5" x 15' 9" (2.57m x 4.8m)

**MASTER BEDROOM :** 12' 10" x 16' 3" (3.91m x 4.95m) With fitted wardrobes

**EN SUITE BATHROOM :** 5' 7" x 10' 3" (1.7m x 3.12m)

**GUEST BEDROOM :** 10' 5" x 13' 5" (3.18m x 4.09m)

**EN SUITE SHOWER ROOM :** 5' 7" x 10' 4" (1.7m x 3.15m)

**BEDROOM 3 :** 10' 11" x 13' 5" (3.33m x 4.09m) With fitted wardrobes

**BEDROOM 4 :** 8' 8" x 10' 0" (2.64m x 3.05m)

**BEDROOM 5 :** 8' 0" x 9' 0" (2.44m x 2.74m)

**FAMILY BATHROOM :** 11' 8" x 6' 2" (3.56m x 1.88m)

**DOUBLE GARAGE :** 19' 9" x 18' 2" (6.02m x 5.54m) With electric garage doors and two central heating boilers

**REAR GARDENS :** Approaching 0.75 acres with large decked entertaining area, in-ground heated swimming pool, summer house/changing rooms, plant room and garden storage. Far reaching views across Bramcote and towards Wollaton Hall.

**APPROACH:** Sweeping driveway and turnaround, hedged boundaries and raised ornamental garden.





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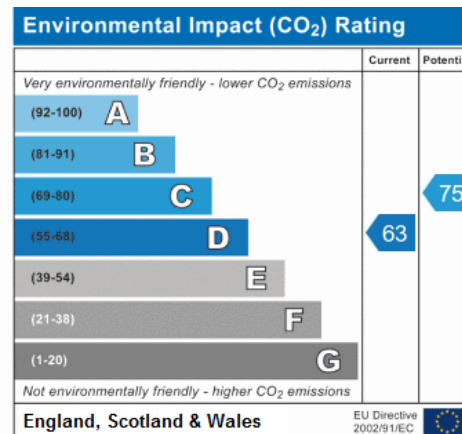
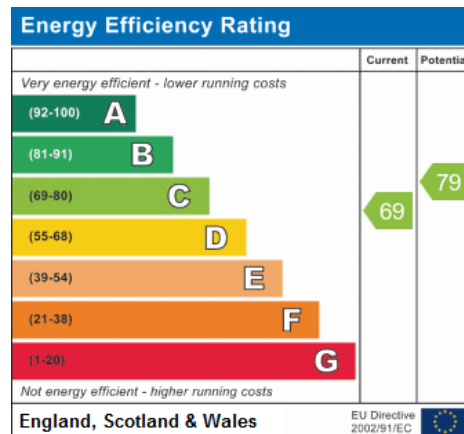
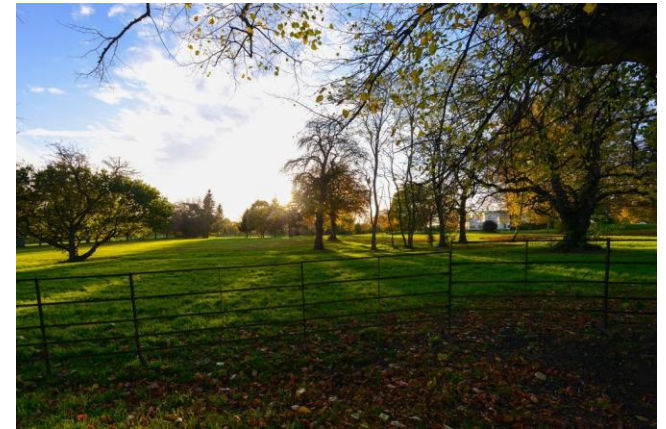
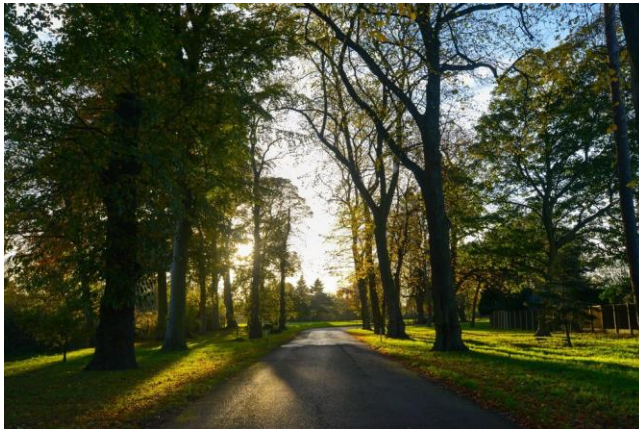


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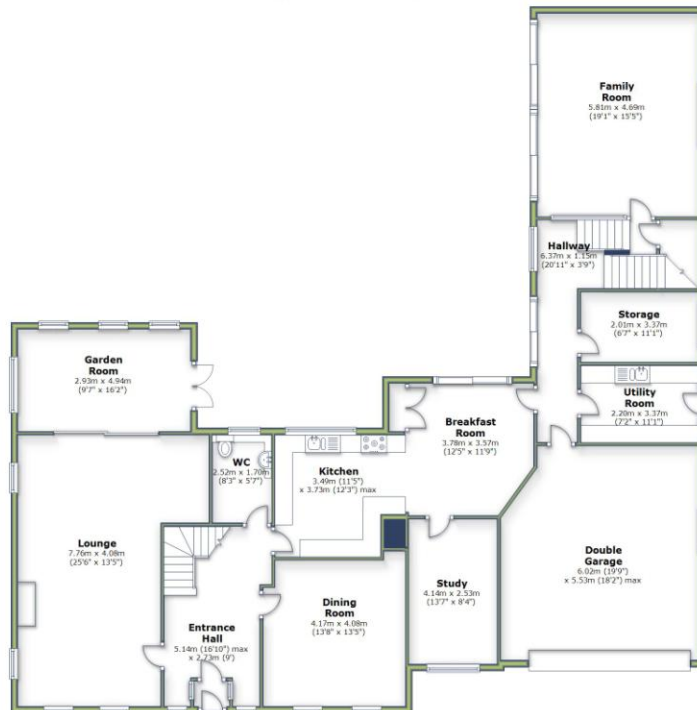




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**Ground Floor**  
Approx. 216.3 sq. metres (2528.3 sq. feet)



**First Floor**  
Approx. 157.5 sq. metres (1695.0 sq. feet)



Total area: approx. 373.8 sq. metres (4023.2 sq. feet)

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.