



The Bramcote

4 bedroom home

The Bramcote is a stunning home with plenty of living space across three floors. The whole family can relax together in the spacious lounge or the impressive open plan dining kitchen which includes a feature island and family area with wonderful views through a glazed pod with French doors onto the garden. A useful utility room and cloakroom complete the ground floor.

To the first floor you'll find three bedrooms, all of which include built-in wardrobes and one includes an en-suite, there is a study creating the perfect home office space, and a family bathroom with a bath and separate shower cubicle.

On the second floor is where you'll find the luxurious principal bedroom which benefits from an en-suite and walk-in wardrobe.

Outside are turfed gardens, driveway and garage.



Features

- Dining kitchen with island & family area
- Lounge with bay window
- Useful study
- Two en-suite bedrooms
- Private principal bedroom to the second floor
- High quality Smeg kitchen appliances
- Hive smart heating system
- Fully turfed rear garden
- Garage

Room Dimensions

Ground Floor

Lounge	15'7" x 10'9"	4.77m x 3.31m
Kitchen/Dining	19'7" x 15'5"	5.98m x 4.72m
Utility	4'7" x 4'6"	1.43m x 1.40m
Cloakroom	6'5" x 3'0"	1.98m x 0.93m

First Floor

Bedroom 2	14'0" x 10'6"	4.27m x 3.22m
En-suite	10'6" x 4'10"	3.22m x 1.49m
Bedroom 3	10'5" x 10'4"	3.18m x 3.16m
Bedroom 4	10'5" x 10'0"	3.18m x 3.06m
Study	11'7" x 8'10"	3.53m x 2.70m
Bathroom	10'4" x 6'10"	3.17m x 2.09m

Second Floor

Bedroom 1	19'4" x 14'8"	5.90m x 4.48m
En-suite	9'3" x 7'6"	2.83m x 2.30m

--- Area of reduced ceiling height.

