



11 Thoresby Road
Bramcote, Nottingham, Nottinghamshire, NG9 3EY

£425,000

3 Bedroom Detached House

- Freehold
- Extended 3 Bed Detached House
- Drive For Several Cars, Garage & Car Port
- Breakfast Kitchen & Utility Room
- 2 Reception Rooms
- Downstairs WC
- Generous and Landscaped Rear Gardens
- Foundations For Upper Storey Extension (stp)
- Ideal For Access To A52, Nottingham University and Queens Medical Centre.
- Close To Local Amenities on Bramcote Lane with Shops, Cafes, Doctors & Dentists.
- EPC Rating - D, Council Tax Band - D

[Click here to access the Energy Performance Certificate for 11 Thoresby Road, Bramcote, Nottingham, Nottinghamshire, NG9 3EY](#)



Overview

This superb, detached family home combines space, versatility, and character, offering well-planned accommodation set across two floors. Designed with family living in mind, it presents a series of generous rooms that flow naturally while retaining a homely feel.

The ground floor begins with a welcoming entrance porch leading into the hall, with a useful guest wc and traditional staircase. To the front is the large living room, an elegant and comfortable space with a feature fireplace and plenty of space for furnishings and it gives access into the dining room extension - which has foundations for a double storey extension and leads nicely onto the patio area outside. The breakfast kitchen is well-appointed with integral appliances, ample cupboards and a useful pantry, while the adjoining utility room provides further storage, appliance spaces and access to the side of the property and the integral garage - ideal for busy family households.



Upstairs, the home continues to impress with three well-proportioned bedrooms. The main bedroom benefits from in built wardrobes and a charming window, while the second double also offers built-in storage and a view across the mature rear garden. The third bedroom is equally generous, making it ideal for children, guests, or as a home office. A family bathroom serves all rooms, featuring a bath with electric separate over, pedestal wash basin and WC.

The property sits on a well-sized plot, with a wide frontage providing driveway parking, access to the integral garage and car port, and a neat garden area. To the rear, a beautifully landscaped garden has been carefully maintained with mature trees, lawn, patio seating areas, and decorative features that create a private and tranquil retreat - perfectly suited for outdoor dining, gardening, or family time.

Thoresby Road is set within the highly desirable suburb of Bramcote, an area long admired for its combination of leafy surroundings, excellent schools, and convenient access to Nottingham and beyond. The road itself enjoys a peaceful residential feel, lined with well-kept family homes, while still being only a short distance from day-to-day amenities.

Bramcote is well known for its abundance of green space. Just a few minutes' walk away, Bramcote Hills Park offers woodlands, open fields, a play area, and formal gardens, while Bramcote Ridge Nature Reserve provides scenic walking trails with far-reaching views. Attenborough Nature Reserve, Wollaton Park, and the open countryside towards Derbyshire are all within easy reach, giving residents an exceptional choice of outdoor spaces to explore.



Families are particularly drawn to the area thanks to its strong reputation for schooling. The property falls within catchment for highly regarded primary and secondary schools, including Bramcote Hills Primary, Alderman White School, and The Bramcote School, while nearby independent options include Trent College and Nottingham High School.

For everyday amenities, Bramcote Lane shops, Chilwell Retail Park, and Beeston town centre provide supermarkets, cafés, and a wide range of independent and high street shops. Beeston also offers leisure facilities, pubs, and restaurants, while Nottingham city centre can be reached by car or public transport for a wider choice of shopping, dining, and cultural attractions.

Commuters benefit from excellent transport links. The A52 is just moments away, providing quick access to Nottingham, Derby, and junction 25 of the M1. Beeston and Nottingham train stations are both within easy reach, offering services to London St Pancras in under two hours, while the Nottingham Express Transit tram network provides frequent and reliable connections across the city. East Midlands Airport is also just a 20-minute drive away, making both domestic and international travel straightforward.

An early internal inspection is essential in order to avoid disappointment and fully appreciate the standard of the property on offer.









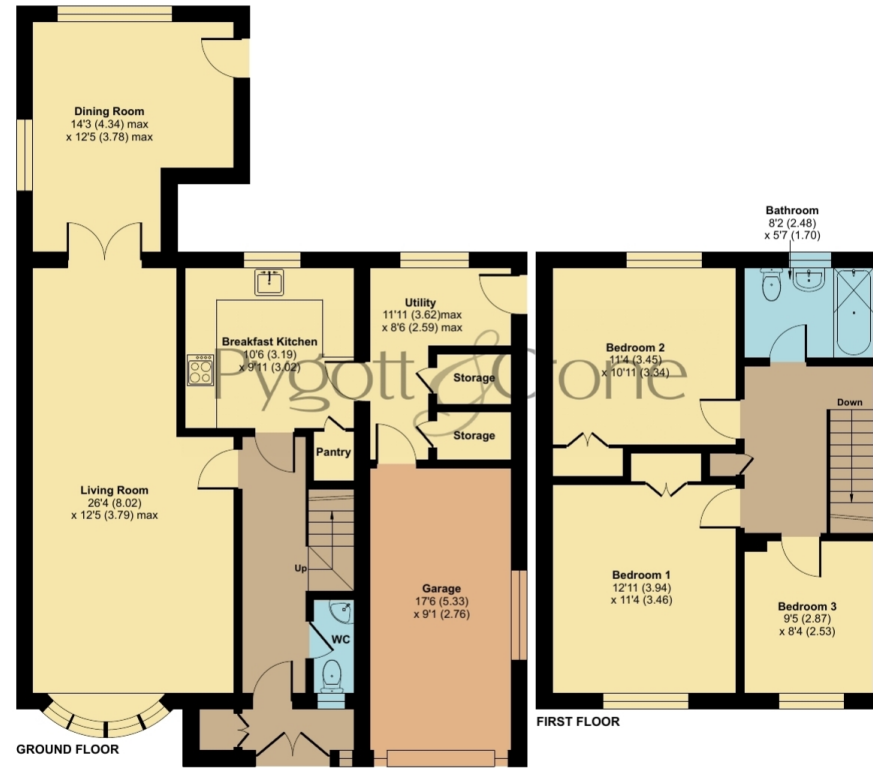
Thoresby Road, Bramcote, Nottingham, NG9


Approximate Area = 1364 sq ft / 126.7 sq m

Garage = 153 sq ft / 14.2 sq m

Total = 1517 sq ft / 140.9 sq m

For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2026. Produced for Pygott & Crone. REF: 1405370



Location



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11 Thoresby Road, Bramcote
is on the market with our Wollaton branch

158a Bramcote Lane, Wollaton NG8 2QP

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