



ELITE HOMES

Consultative Estate Agents with Integrity



Springfield Pastures, Alexandra Park, Nottingham
NG3 4JU

Overview

A rare opportunity to acquire this substantial five bedroom house located on the prestigious Alexandra Park gated development. Fantastic flexible living space set over four floors, double garage and private garden with stunning woodland views.

Key Features

- Exclusive Gated Development
- Unique Woodland Setting with Stunning Views
- Built to a Very High Specification, Designed by Guy Phoenix
- 5 Bedrooms each with En-Suite
- Underfloor Heating and Mood Lighting
- State of the Art Appliances Throughout
- Spacious Flexible Living Areas; Bar / Cinema / Games Room
- Large Private Garden and Patios Areas
- Driveway for Parking Multiple Cars and Large Double Garage

Description

This substantial property overlooks Nottingham from an elevated position. Offering five double bedrooms each with en-suite, this home comes complete with state of the art technology including the latest energy efficient systems to save running costs. The property is beautifully finished to enhance the open plan living space. This house offers a wealth of living accommodation, including a games room/cinema room and bar, expansive lounge and dining room, fabulous kitchen diner with balconies overlooking the garden, utility room and a double garage. This property has the benefit of coming with four wall mounted 55 inch televisions.

Alexandra Park is a development of 15 individually designed homes, set in over 4 acres of mature woodlands in Nottingham. Built in 2016, the property is located within a secluded development and has been designed and styled with the latest contemporary finishes both inside and out. With a gated entrance, the development is private and unique. Set down into it's own valley, the property offers three storey modern living space with breath taking views of the city.

The development was designed and created by award winning Guy Phoenix, synonymous with building elite homes. Offering the latest interior finishes and all modern fixtures, as well as the expected living space, this property is unique.

Location

Alexandra Park is tucked away in its own leafy gated development near Mapperley Park, just 5 minutes drive from Nottingham City Centre. With excellent access to the city's shopping, nightlife, sporting arenas and independent schools, this location is perfect for what any new home owner needs.

Accommodation

The accommodation has been fitted to a very high standard with state of the art appliances, solid oak internal doors, mood lighting and ground source heating system - underfloor heating. Every room has TV aerials, USB points and Cat 7 cabling.

Entrance Hallway (6'5 x 18'1 / 1.95m x 5.51m)

Kitchen / Diner (16'2 x 25'11 / 4.94m x 7.89m)

Utility (9'6 x 6'2 / 2.90m x 1.89m)

WC

Lounge (23'1 x 29'4 / 7.03m x 8.94m)

Games Room / Cinema Room / Bar (18'6 x 17'1 / 5.63m x 5.21m)

Master Bedroom (19'4 x 17'5 / 5.90m x 5.31m)
En-Suite

Bedroom 2 (13'9 x 9'9 / 4.19m x 2.96m)
En-Suite

Bedroom 3 (19'2 x 17'11 / 5.85m x 5.47m)
En-Suite

Bedroom 4 (18'6 x 22'4 / 5.65m x 6.81m)
En-Suite Bathroom

Bedroom 5 (12'4 x 10'2 / 3.75m x 3.10m)
En-Suite

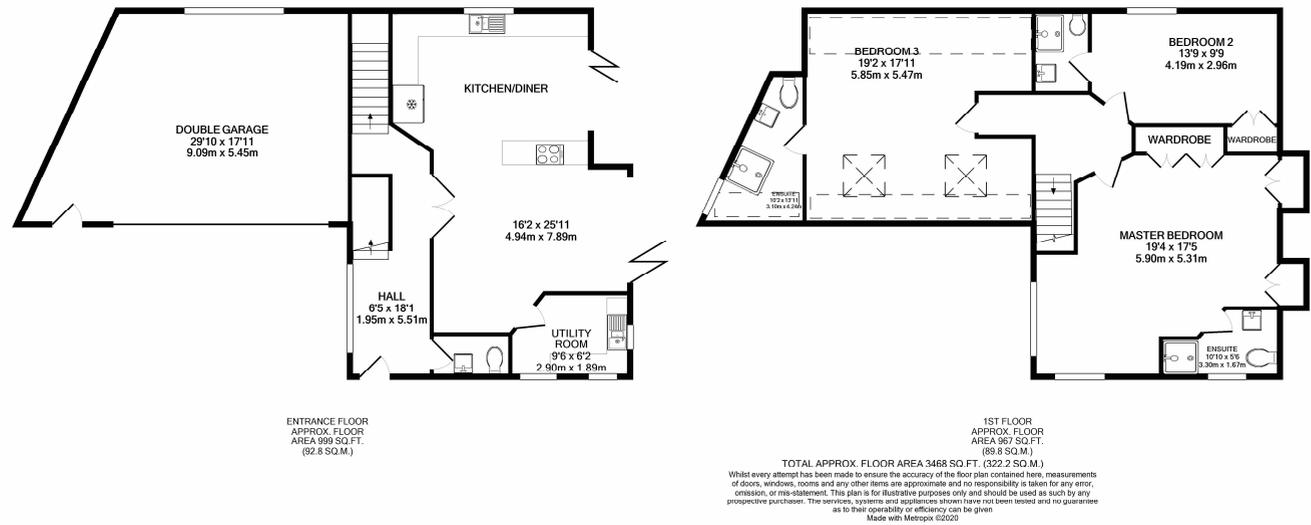
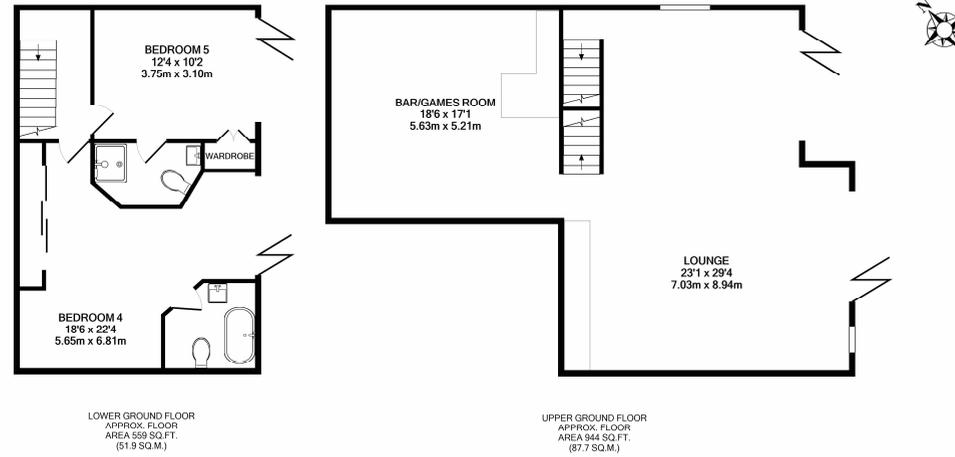
Double Garage (29'10 x 17'11 / 9.09m x 5.45m)

Outside

To the front of the property there is a large block paved driveway offering parking for multiple cars and an electric vehicle charging point. The rear south facing landscaped garden is laid mainly to lawn, with a large flagstone patio area with outdoor lighting. To the side there is a large area of established planting with sleepers and low maintenance bark chippings. The woodland adjoins the garden and is a protected nature reserve area.

Council Tax Band G





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) A			
(81-91) B			
(69-80) C		73	78
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

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