

| Spring Lane | Lambley | Nottingham | NG4 4PG

Robert Ellis
RESIDENTIAL



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Entrance Hallway

9'8" x 11'11" approx (2.96m x 3.64 approx)
Composite entrance door to the side elevation leading into the spacious entrance hallway. Feature solid oak beams. Tiled flooring with underfloor heating. Thermostat. Recessed spotlights to the ceiling. Internal door leading into the ground floor WC. Open through to the kitchen diner.

Kitchen Diner

11'11" x 20'3" approx (3.65 x 6.18 approx)
Two sets of Aluminium bi-fold doors to the front elevation opening out to the patio area. Feature solid oak beams. Tiled flooring with underfloor heating. Thermostat. Recessed spotlights to the ceiling. Range of matching wall and base units incorporating solid quartz worksurfaces and upstands with LED worksurface strip lighting. Large island / breakfast bar with ample seating space, Zanussi wide induction hob with ducted Russell Hobbs extractor canopy. Under the counter double stainless steel sink with swan neck dual heat tap and solid quartz drainer. Integrated Zanussi oven with grill. Integrated Zanussi combination oven with microwave. Integrated Neff dishwasher. Integrated Zanussi fridge freezer. Pull-out multi compartment recycle bin. Internal doors leading into the lounge, inner hallway and walk-in pantry. Open through to the utility room

Walk-in Pantry

3'5 x 5'7 approx (1.04m x 1.70m approx)
Tiled flooring. LED panel light.

Utility Room

5'0" x 8'7" approx (1.53 x 2.63 approx)
Double glazed entrance door to the side elevation. Tiled flooring. Recessed spotlights to the ceiling. Matching base units incorporating solid quartz worksurfaces and upstands. Tall larder style storage cupboard. Under the counter stainless steel sink with swan neck dual heat tap. Freestanding wine cooler. Space and plumbing for an automatic washing machine. Space and point for a freestanding tumble dryer.

Ground Floor WC

Aluminium double glazed window to the side elevation. Recessed spotlights to the ceiling. Tiled flooring with underfloor heating. Vanity hand wash basin with dual heat tap and storage cupboards below. Low level flush WC.

Lounge

23'8" x 14'11" approx (7.23 x 4.55 approx)
Three Aluminium double glazed windows to the side elevation. Trifold aluminium door to the rear elevation leading out to the enclosed garden. Tiled flooring with underfloor heating. Thermostat. Recessed spotlights to the ceiling. Two feature ceiling light points. TV point.

Hallway

Dog leg staircase with oak handrail, base rail & embedded glass balustrade leading to the first floor landing. Tiled flooring with underfloor heating. Ceiling light point. Internal door leading to the office / bedroom 4.

Office / Bedroom 4

12'2" x 12'4" approx (3.72 x 3.77 approx)
Trifold aluminium door to the rear elevation leading out to the enclosed garden. Tiled flooring with underfloor heating. Thermostat. Two feature ceiling light points. Internal door into the large plant room housing the Viessmann boiler unit, hot water cylinder, under-floor heating manifolds and LED panel light.

First Floor Landing

Velux roof window. Wood effect laminate flooring. Wall mounted radiator. Recessed spotlights to the ceiling. Loft access hatch with retractable ladder. Storage cupboard. Internal doors leading into bedroom 1, 2, 3 and family bathroom.

Bedroom 1

12'5" x 12'0" approx (3.80 x 3.68 approx)
Two sets of aluminium bi-fold doors to the front elevation opening out to the glass balustrade balcony with soffit downlighting and stunning countryside views. A-frame vaulted ceiling. Feature solid oak beams. Two modern vertical radiators. Feature ceiling light point. Built in storage into the eaves. Internal door leading into the en-suite shower room.

En-Suite Shower Room

Velux roof window. Tiled flooring. Tiled walls. Modern column vertical towel radiator. Recessed spotlights to the ceiling. Modern white 3 piece suite comprising of a walk-in shower enclosure with a mains fed shower above with a rainwater shower head, vanity wash hand basin with dual heat tap and storage cupboard below and a low level flush WC. Extractor fan.

Bedroom 2

12'4" x 10'2"approx (3.77 x 3.11mapprox)
Aluminium double glazed window to the rear elevation. Wood effect laminate flooring. Wall mounted radiator. Recessed spotlights to the ceiling. Built in storage into the eaves.

Bedroom 3

9'0" x 12'4" approx (2.75 x 3.77 approx)
Aluminium double glazed window to the rear elevation. Wood effect laminate flooring. Wall mounted radiator. Recessed spotlights to the ceiling. Built-in storage into the eaves.

Family Bathroom

Velux roof window. Tiled flooring. Tiled walls. Modern column vertical towel radiator. Recessed spotlights to the ceiling. Modern white 4 piece suite comprising of a walk-in shower enclosure with a mains fed shower above with a rainwater shower head, double ended panel bath with hot and cold taps with a separate shower attachment, vanity wash hand basin with dual heat tap and storage cupboards below and a low level flush WC. Extractor fan.

Front of Property

To the front of the property there is a good sized pebble front garden with feature central pebble area, porcelain tiled patio area, external lighting, raised sleeper beds with shrubbery and fencing surrounding. There is also a porcelain tiled pathway with PIR activated LED lights down the side of the property into the rear garden.

Rear of Property

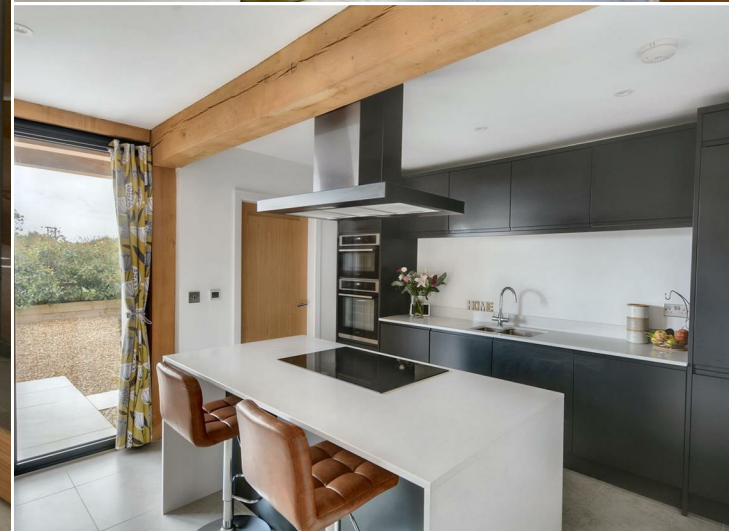
To the rear of the property there is a good sized enclosed rear garden with porcelain tiled pathway, a low maintenance artificial lawn, pebble areas, external lighting, raised sleeper beds with shrubbery, fencing surrounding and access into the detached garage.

Detached Garage

17'3" x 8'10" approx (5.28 x 2.71 approx)
Remote electric roller door. Power and lighting. Solar roof panels. Solar panel control unit. Side access door. PIR activated external lighting.

Agents Notes: Additional Information

Council Tax Band: E
Local Authority: Gedling
Electricity: Mains supply and additional solar panel generated
Water: Mains supply
Heating: Mains gas
Septic Tank : No
Broadband: BT, Sky
Broadband Speed: Standard 20mbps Ultrafast 1000mbps
Phone Signal: 02, Vodafone, EE, Three
Sewage: Mains supply
Flood Risk: No flooding in the past 5 years
Flood Defences: No
Non-Standard Construction: No
Any Legal Restrictions: No
Other Material Issues: No



GUIDE PRICE £550,000 - £575,000

Robert Ellis Estate Agents are proud to offer to the market this stunning three/four bedroom detached family home situated in Lambley, Nottingham.

This unique and impressive family home is part of a newly developed, private cul-de-sac of 4 individually bespoke properties, conveniently located within Lambley, the property is within walking distance to Gedling Country Park and a short drive from shopping facilities provided by both the Mapperley Top shopping parade and Arnold town centre which includes Sainsbury's and Asda stores as well as independent shops, there are several local pubs and restaurants close to hand, healthcare and sports facilities including Nuffield Gym and Mapperley Golf Club situated next to the development. Also, it is conveniently located close to Nottingham city centre for the Nottingham High Schools together with highly regarded local schooling.

Meticulously built by the current owners over recent years, this high-specification property is filled with thoughtful details and premium features. The under-floor heating system extends throughout the ground floor, excluding the pantry which remains cool during summer, and the house is equipped with solar panels on the detached rear garage, which also includes a remote-controlled roller door. Interior highlights include oak internal doors, a plant room, and a striking glass balustrade oak dog-leg staircase ascending to the first floor.





The main bedroom is particularly notable for its solid oak A-frame structure, high vaulted ceiling, en-suite bathroom, and two sets of bifold doors that open onto a frameless glass balustrade balcony, offering stunning countryside views to the front, additionally the home offers two further double bedrooms on the first floor and a office/double bedroom on the ground floor.

To the front of the property there is a good sized pebble front garden with feature central pebble area, porcelain tiled patio area and raised sleeper beds with shrubbery. To the rear, there is a good sized enclosed rear garden with porcelain tiled pathway, a low maintenance artificial lawn and raised sleeper beds with shrubbery. Outside the property benefits from PIR activated external lighting and porcelain tiled pathways with LED flood lights leading around the whole property.

A viewing is **HIGHLY RECOMMENDED** to appreciate the **HIGH QUALITY**, **SIZE**, and **LOCATION** of this **FANTASTIC OPPORTUNITY**. Contact us immediately to arrange your viewing now!



For more information or to arrange a viewing call **0115 648 5485**

www.robertellis.co.uk





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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(12 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Whilst every endeavour has been made to present a proper description of the property, these particulars do not in any way constitute either the whole, or any part, of an offer or contract. Any intending purchaser is advised to make their own independent enquiries and inspections.

