



**Bank Hill**  
**Woodborough, Nottingham NG14 6EF**

A SPACIOUS FIVE BEDROOM DETACHED  
FAMILY PROPERTY SELLING WITH NO  
UPWARD CHAIN

**Asking Price £1,125,000 Freehold**



Robert Ellis Estate Agents are delighted to bring to the market this stunning, brand-new detached executive property, set in an enviable and private position on Bank Hill in the highly sought-after village of Woodborough.

Built to the latest regulations and finished to an exceptional standard throughout, this home combines contemporary family living with countryside charm and offers the best views in Nottingham - all while being conveniently close to the city centre.

Providing generous accommodation across three floors, the property features five well-proportioned bedrooms and three bathrooms, including two en-suites, all finished with stylish modern fittings. The impressive open-plan kitchen, dining and living space is the heart of the home, boasting bi-fold doors opening onto the garden, a brand-new kitchen with a boiling water tap, and LED lighting throughout. Additional features include three reception rooms, a dedicated gym/home office with W/C, and underfloor heating in parts of the house for added comfort.

This property is fully equipped for modern living, with Wi-Fi hubs fitted throughout, CCTV, a smart home gate and intercom system, house alarm, and automatic opening gates on exit. An air source heat pump and a brand-new, approved septic tank installation further enhance its eco-efficiency and future-proof design.

Externally, the property occupies a generous and very private plot with landscaped gardens, a large decked entertaining area, and far-reaching countryside views. A gated driveway provides space for up to 20 cars, complemented by a garage, an outside WC, and a luxury outhouse offering versatile use. The property also comes with a roof warranty and 10-year warranties on all windows and doors, providing complete peace of mind.

Situated in the heart of Woodborough, this executive residence enjoys a tranquil village setting with excellent local amenities, reputable schools, and convenient transport links to Nottingham city centre.

Available with no upward chain, a personal viewing is highly recommended to appreciate the scale, quality, and lifestyle this remarkable home has to offer.



### Entrance Hallway

17'10 × 13'02 approx (5.44m × 4.01m approx)

Double doors to the front elevation leading to an impressive inner entrance hallway comprising tiled flooring, wall mounted radiator, part panelling to the walls, secure door entry system, staircase leading to the first floor landing with glass balustrade, under the stairs storage cupboard, doors leading off to:

### Ground Floor Cloakroom

5' × 7' approx (1.52m × 2.13m approx)

Feature vertical wash hand basin with mixer tap above, wall hung WC, recessed storage, UPVC double glazed window to the front elevation, feature tiled splashbacks, tiling to the floor, recessed spotlights to the ceiling, extractor fan.

### Snug

13'10 × 12'09 approx (4.22m × 3.89m approx)

UPVC double glazed windows to the front and side elevations, wall mounted radiator, feature ceiling light point, recessed spotlights to the ceiling.

### Open Plan Lounge Kitchen Diner

16'11 × 39'5 approx (5.16m × 12.01m approx)

### Living Area

17'03 × 17' approx (5.26m × 5.18m approx)

UPVC double glazed bi-folding doors leading out to the raised decked area with picturesque countryside views to the rear, recessed spotlights to the ceiling, wall mounted radiator, UPVC double glazed window to the side elevation, feature media wall incorporating wood panelling with feature decorative fireplace and storage nooks, open through to the dining area.

### Dining Area

13'9 × 10'11 approx (4.19m × 3.33m approx)

UPVC double glazed bi-folding doors to the rear elevation, open through to both the lounge and kitchen areas, tiling to the floor, recessed spotlights to the ceiling.

### Kitchen

12'4 × 15'09 approx (3.76m × 4.80m approx)

This contemporary handle less kitchen provides ample storage space incorporating a range of wall and base units with quartz worksurfaces over, inset sink with mixer tap over, integrated microwave oven, integrated oven, induction hob with extractor hood above, integrated full height fridge, integrated full height freezer, ample storage cabinets, recessed spotlights to the ceiling, peninsular island unit with breakfast bar overhand for seating, wine fridge, pelmet lighting, feature corner window offering spectacular countryside views, tiling to the floor, panelled door leading through to the utility room.

### Utility Room

7'05 × 10'2 approx (2.26m × 3.10m approx)

With a range of matching wall and base units incorporating laminate worksurfaces over, sink with mixer tap above, space and plumbing for a washing machine, space and point for a tumble dryer, ample storage cabinets, UPVC double glazed door to the side elevation with window, tiling to the floor, recessed spotlights to the ceiling, panelled door leading through to the plant room.

### Plant Room

6'4 × 7'03 approx (1.93m × 2.21m approx)

UPVC double glazed window to the side elevation, manifold for underfloor heating, hot water cylinders and controls.

### First Floor Landing

Feature glazed window to the front elevation, recessed spotlights to the ceiling, wall mounted radiator, part panelling to the walls, staircase leading to the second floor landing, doors leading off to:

### Bedroom One

10'3 × 18'05 approx (3.12m × 5.61m approx)

UPVC double glazed windows to the front and side elevations, UPVC double glazed French doors leading to the raised decked area with countryside views to the rear, recessed spotlights to the ceiling, wall mounted radiator, panelled door leading through to the en-suite shower room.

### En-Suite Shower Room

8'4 × 4'11 approx (2.54m × 1.50m approx)

UPVC double glazed window to the side elevation, three piece suite comprising walk-in shower enclosure with rainwater shower head above, wall hung WC, vanity wash hand basin with storage cupboard below and illuminated mirror above, recessed spotlights to the ceiling, extractor fan, chrome heated towel rail, tiling to the floor, part tiling to the walls.

### Bedroom Two

12'9 × 9' approx (3.89m × 2.74m approx)

UPVC double glazed French doors leading to the raised deck with picturesque views to the rear, recessed spotlights to the ceiling, wall mounted radiator.

### Bedroom Three

12'7 × 9'4 approx (3.84m × 2.84m approx )

UPVC double glazed French doors leading to the raised deck with picturesque views to the rear, recessed spotlights to the ceiling, wall mounted radiator.

### Family Bathroom

9'07 × 6'10 approx (2.92m × 2.08m approx)

UPVC double glazed window to the front elevation, four piece suite comprising double ended panelled bath, walk-in shower enclosure with rainwater shower head above, wall hung WC, semi-recessed vanity wash hand basin with storage cupboard below, chrome heated towel rail, recessed spotlights to the ceiling, recess with inset lighting allowing for additional storage nook, tiling to the floor, part tiling to the walls, extractor fan.

### Second Floor Landing

Recessed spotlights to the ceiling, UPVC double glazed window to the rear elevation, part panelling to the walls, wall mounted radiator, doors leading off to:

### Bedroom Four

10'7 × 12'9 approx (3.23m × 3.89m approx)

UPVC double glazed window to the rear elevation, recessed spotlights to the ceiling, wall mounted radiator, access to the eaves for additional storage space, doors leading through to:

### Walk-In Wardrobe

8'3 × 5'3 approx (2.51m × 1.60m approx)

UPVC double glazed window to the rear elevation, recessed spotlights to the ceiling, wall mounted radiator.

### En-Suite Shower Room

8'2 × 6'11 approx (2.49m × 2.11m approx)

Three piece suite comprising walk-in shower enclosure with rainwater shower head above, wall hung WC, vanity wash hand basin with storage cupboard below, recessed spotlights to the ceiling, extractor fan, chrome heated towel rail, tiling to the floor, part tiling to the walls.

### Bedroom Five

10'11 × 12'11 approx (3.33m × 3.94m approx)

UPVC double glazed window to the rear elevation, wall mounted radiator, recessed spotlights to the ceiling, access to the eaves.

### Outside

The property occupies a generous plot with beautifully landscaped gardens to both the front and rear. To the back, it enjoys privacy and magnificent views over the surrounding countryside, complemented by two spacious decked areas with glazed balustrades. A gated, block-paved driveway provides ample parking for several vehicles, while the rear garden is predominantly laid to lawn with outside lighting and power points.

Additional benefits include a garage, as well as a versatile outbuilding to the rear, currently used as a gym/home office.

### Garage

13'10 × 15'6 approx (4.22m × 4.72m approx )

Roller shutter door to the front elevation, light and power.

### Gym

23'8 × 15'01 approx (7.21m × 4.60m approx)

UPVC double glazed bi-folding doors leading out to the paved patio area and landscaped rear garden, laminate flooring, ceiling light points, additional side access door, panelled door leading through to separate cloakroom.

### Cloakroom

6' × 3'8 approx (1.83m × 1.12m approx )

Low level flush WC, vanity wash hand basin with mixer tap above, ceiling light point, linoleum floor covering.

### Agents Notes: Additional Information

Local Authority: Gedling

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank : No

Broadband: BT, Sky, Virgin

Broadband Speed: Standard 20mbps Ultrafast 1000mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding in the past 5 years

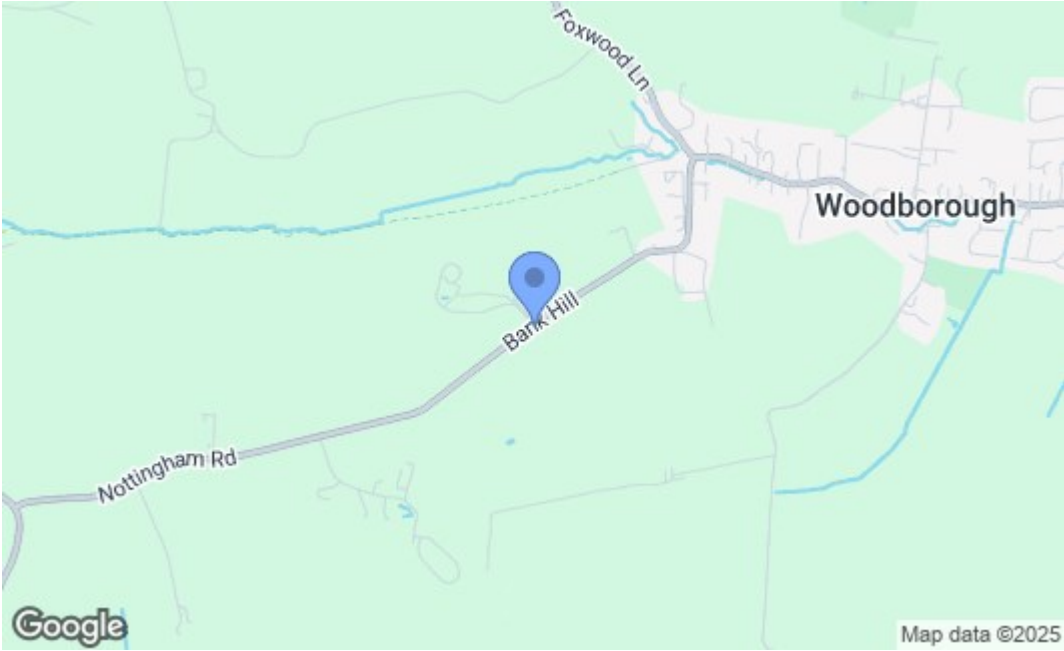
Flood Defences: No

Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No





| 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 <sub>2</sub> ) Rating                  |         |           |
|                                                                 | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 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 <sub>2</sub> emissions |         |           |
| England & Wales EU Directive 2002/91/EC                         |         |           |

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.