Robert Ellis

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Woodchurch Road,
Arnold, Nottingham
NG5 8NJ

£800,000 Freehold

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** GUIDE PRICE £800,000 - £825,000 **

Robert Ellis Estate Agents are proud to present this exceptional five-bedroom detached residence, positioned within one of NG5's most desirable and prestigious residential locations. Occupying a generous plot and finished to an outstanding standard throughout, this impressive family home offers the perfect blend of luxury, space and modern living.

Upon entering the property, you are welcomed by a stunning entrance hall featuring marble tiled flooring, a bespoke oak bifurcated staircase and high-quality finishes that immediately set the tone for the rest of the home. The spacious lounge benefits from a feature log burner and bi-fold doors opening onto the rear garden, creating a superb entertaining and family space, whilst a separate snug offers additional versatility.

At the heart of the property is the remarkable open-plan kitchen diner, fitted with premium integrated Siemens appliances, granite and Silestone work surfaces, central island and underfloor heating. A separate utility room further enhances the practicality of the home.

To the first floor are five generously sized bedrooms, three of which benefit from luxurious en-suite facilities. The impressive master suite enjoys fitted wardrobes, a Juliette balcony and contemporary wet room en-suite, whilst the family bathroom has been designed with spa-style finishes.

Externally, the property boasts a substantial block paved driveway providing ample off-road parking, double garage and beautifully landscaped wrap-around gardens with porcelain patio seating areas, water feature and entertaining space.

A truly outstanding residence offering spacious and versatile accommodation finished to an impeccable standard throughout. Viewing is highly recommended to fully appreciate everything this exceptional home has to offer.





Entrance Hall
Oak front door with two double glazed windows to the side, marble tiled floor, ceiling spotlights, door to the cloaks/w.c., double doors to the kitchen diner and lounge, door to the snug, hand-made oak bifurcated staircase with toughened glass panels leading to the first floor.

Cloaks/w.c.
8'1 x 2'7 approx (2.46m x 0.79m approx)
Marble tiled floor, low flush w.c., vanity wash hand basin with mixer tap, built-in cloaks storage, ceiling spotlight.

Kitchen Diner
25'4 x 20'6 approx (7.72m x 6.25m approx)
Double glazed French doors to the rear, double glazed sash window to the side, door to utility, island having a pebbled riverbed granite surface with lighting under, semi flex induction hob with extractor over, range of wall, base and drawer units with quartz work surfaces over, double sink and drainer with mixer tap and bin cupboard under, integrated Siemens dishwasher, full height integrated fridge and 50/50 fridge and freezer, two Siemens ovens, Siemens steam oven with a warming drawer, underfloor heating.

Utility Room
9'8 x 11'8 approx (2.95m x 3.56m approx)
Continuation of the flooring, door to the garage, door to the side, double glazed sash window, range of wall, base and drawer units with granite work surfaces over incorporating sink and draining unit with Omni boiling tap, integrated bin, Siemens indoor barbeque, wine cooler, Bosch combi microwave, push and turn storage cupboard, plumbing for a washing machine.

Lounge
27'4 x 14'6 approx (8.33m x 4.42m approx)
Bi-fold doors with internal blinds to the rear, wood flooring, fitted white gloss unit with lighting, with a white Corian top, ceiling spotlights, free standing log burner, TV point, underfloor heating.

Snug
13'3 x 13'2 approx (4.04m x 4.01m approx)
Wood flooring, double glazed sash bay window to the front, TV point, underfloor heating.

First Floor Landing
Carpeted flooring, ceiling spotlights, double glazed sash window to the front, second double glazed window, large crystal chandelier, and doors to:

Bedroom 1
19'3 x 19'3 approx (5.87m x 5.87m approx)
Double glazed sash window to the front, chrome radiator, second vertical chrome radiator, double glazed Juliette balcony, built-in wardrobes and vanity units with Swarovski crystal handles, TV point and a door to:

En-Suite Wet Room
7'2 x 7'5 approx (2.18m x 2.26m approx)
Marble tiled floor and splashbacks, Velux widow, ceiling spotlights, granite shelf, walk-in spa shower with separate shower attachment, vanity wash hand basin with a mixer tap, Roca low flush w.c., illuminated mirror.

Bedroom 2
14'2 x 15'2 approx (4.32m x 4.62m approx)
Double glazed sash window to the side, built-in wardrobes, carpeted flooring, ceiling spotlights, radiator, door to:

En-Suite
7'2 x 6'7 (2.18m x 2.01m)
Silestone surface with storage cupboards and housing the low flush w.c., vanity wash hand basin with mixer tap, glass tiles, illuminated mirror, heated towel rail, orbital shower with a mains fed shower, extractor fan.

Bedroom 3
20'4 x 14'2 approx (6.20m x 4.32m approx)
Carpeted flooring, double glazed sash window to the side, radiator, ceiling spotlights, built-in wardrobes, vanity unit and office space, door to:

En-Suite Wet Room
5'1 x 7'9 approx (1.55m x 2.36m approx)
Double glazed sash window to the rear, marble tiles, designer chrome radiator, Roca low flush w.c. and vanity wash hand basin with mixer tap, mains fed shower with body jets, silestone surface, illuminated bluetooth mirror.

Bedroom 4
14'8 x 13'9 approx (4.47m x 4.19m approx)
Double glazed sash window to the rear, radiator, ceiling spotlights, carpeted flooring, built-in wardrobes.

Bedroom 5
11'3 x 14'5 approx (3.43m x 4.39m approx)
Double glazed sash window to the rear, radiator, carpeted flooring, loft access hatch and built-in wardrobes.

Bathroom
9'4 x 10'7 approx (2.84m x 3.23m approx)
Granite cloaked deep bath with mixer tap, Roca low flush w.c. and his and hers wash hand basins with mixer taps, heated towel rail, double glazed sash window to the front, Albatros spa/shower with body jets.

Outside
There is a lawned garden to the front, block paved driveway providing off road parking for several vehicles, fence, hedge and brick wall to the boundaries, walk-in gate and double gates to the driveway, palm tree, outside tap, external lighting, bin access, CCTV.

The wrap around rear garden has a Porcelain tiled patio, steps to the lawned garden, fenced boundaries, barbeque area, water feature, planters, pebbled area, garden shed and block paved path to the side.

Double Garage
20'3 x 19'2 approx (6.17m x 5.84m approx)
Two electric up and over doors, wall, base and drawer units with work surface over, condensing boiler.





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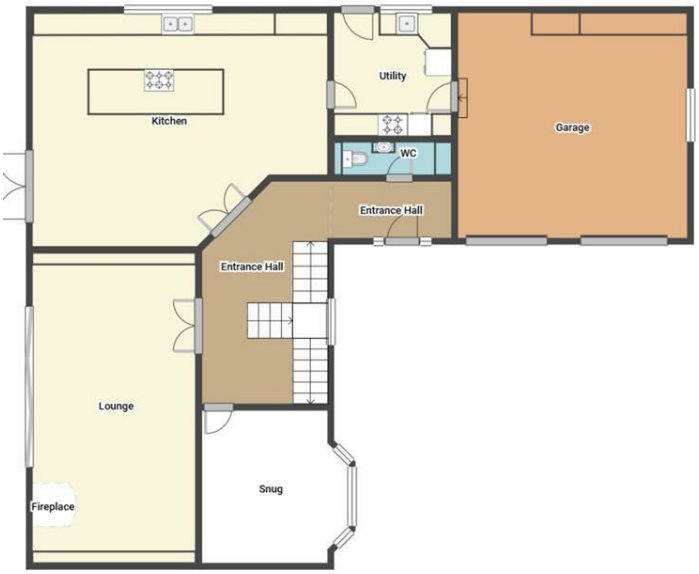



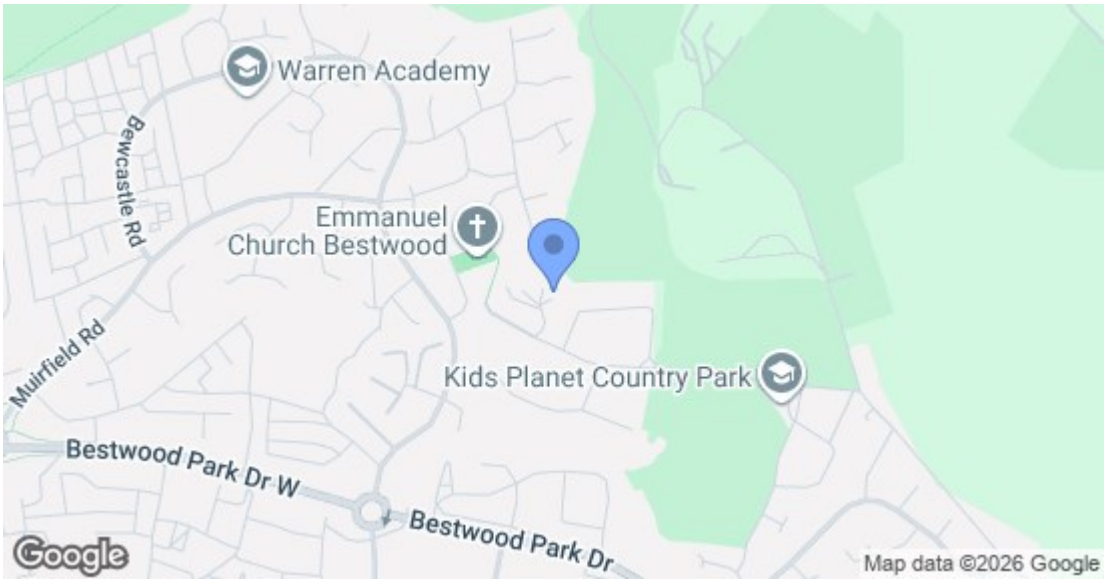

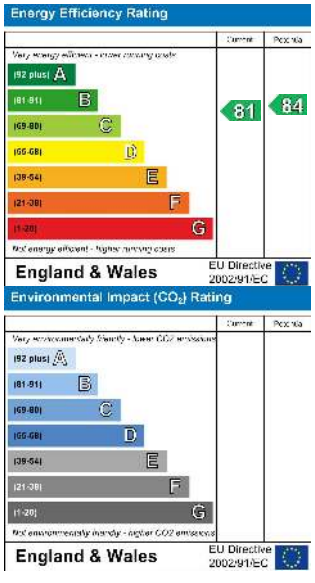

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

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