Robert Ellis

look no further...

Plot 1, Spring Meadows, Spring Lane,
Lambley, Nottingham
NG4 4RD

£545,000 Freehold

**ESTIMATED COMPLETION OCTOBER 24 **

3 OUT OF 5 PLOTS LEFT AVAILABLE

THIS IS A STUNNING INDIVIDUAL, THREE BEDROOM, TWO BATHROOM ARCHITECT DESIGNED BUNGALOW.

Robert Ellis Estate Agents are pleased to bring to the market this brand new property which has been designed to fit within the select development of 5 individual properties in Lambley, located on Spring Meadow.

The property benefits from the latest internal design layouts people are looking for to suit today's style of living, with a spacious living/dining kitchen which we are sure will become the focal point of what will be a beautiful and individual property. Open plan living provides living, dining and kitchen spaces along with having doors leading out to the landscaped garden. Off the main reception room we have with a separate utility with side access door and a study/bedroom 4. Located off the grand entrance hallway with a vaulted ceiling and fully glazed door and window we have access into the the main bathroom with a four-piece suite comprising of a double ended bath, vanity wash hand basin, low flush W.C and separate walk-in shower enclosure. Further access to the THREE bedrooms with the master benefitting from an en-suite shower room.

The property will be built and finished to the highest standards; we would be only too pleased to speak to any interested parties who might require more information.

Being traditionally constructed of brick to the external elevations under a pitched tiled roof. There is a modern eco-efficient heating system with FULL underflooring heating along with double glazing throughout with high quality window frames and external joinery, all of which will help to keep the maintenance of the property to a minimum for years to come.

Being situated in Lambley, just off Spring Lane, 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.

Selling with NO UPWARD CHAIN, contact the office to arrange your viewing today.

Entrance Hallway
8'3" x 14'9" approx (2.54m x 4.51m approx)
Modern composite door to the front incorporating vaulted ceiling with full height glazed panels to the side and ceiling level, built-in cloaks cupboard, modern floor covering with exposed wooden feature oak panelled doors to:

Bedroom 1
12'4" x 8'7" approx (3.78m x 2.64m approx)
Patio doors to the rear garden, built-in wardrobes, door to:

En-Suite
4'7" x 9'4" approx (1.40m x 2.85m approx)
Three piece suite comprising of a walk-in shower enclosure, low flush w.c., vanity wash hand basin.

Bedroom 2
13'2" x 10'0" approx (4.03m x 3.05m approx)
Double glazed window to the front and fitted wardrobes.

Bedroom 3
9'0" x 9'5" approx (2.76m x 2.88m approx)
Double glazed window to the rear, built-in wardrobe.

Bathroom
9'5" x 8'9" approx (2.88m x 2.68m approx)
This modern impressive four piece suite comprises of a walk-in shower enclosure with rainwater shower head attachment, double ended panelled bath, vanity wash hand basin, low flush w.c., feature recessed spotlights to the ceiling, tiled splashbacks, double glazed window to the front.

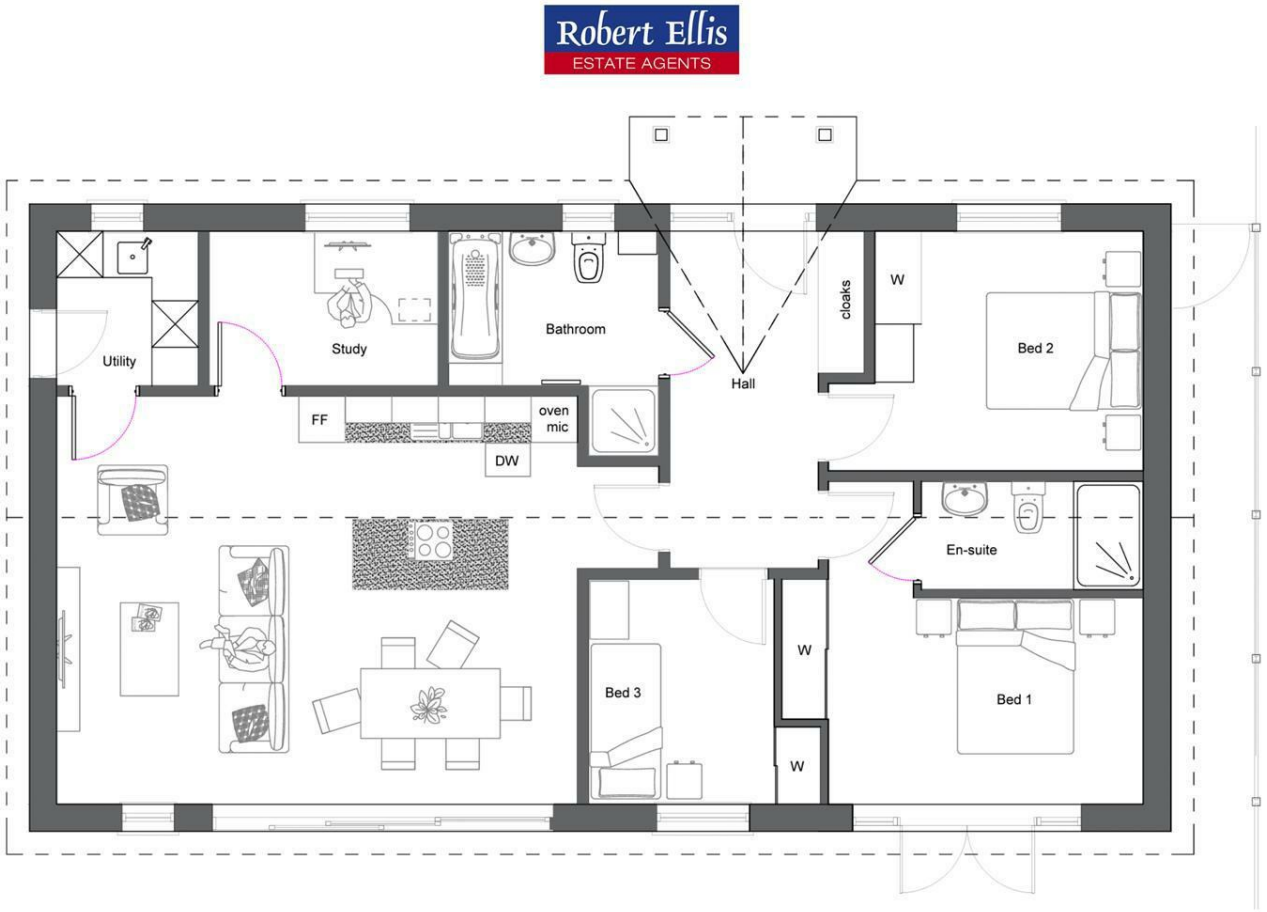
Study
9'9" x 6'5" approx (2.98m x 1.97m approx)
Double glazed window to the front, offering an ideal additional reception/study area.

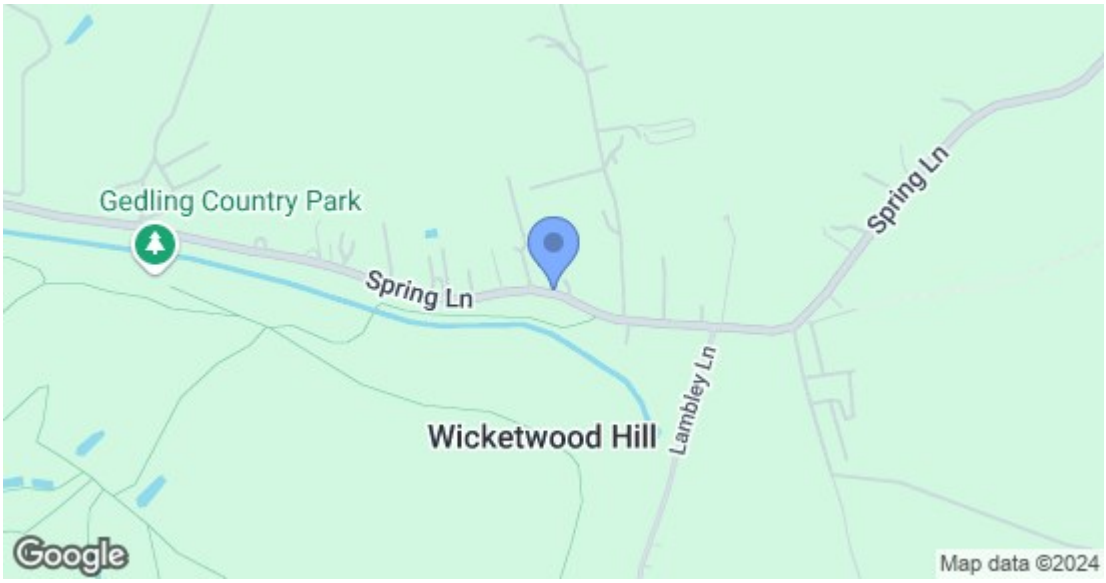
Utility Room
6'5" x 4'7" approx (1.97m x 1.4m approx)
With a range of matching units, double glazed window to the front, side access door.

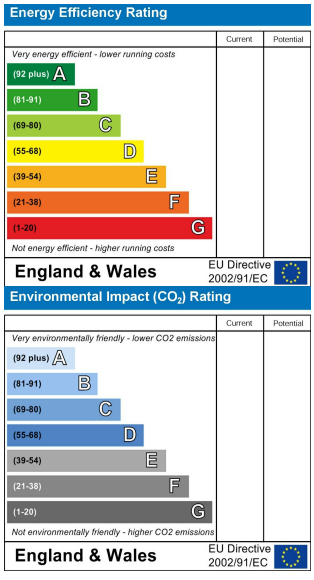
Open Plan Living/Dining Kitchen
17'1" x 18'8" approx (5.22m x 5.7m approx)
This magnificent main open plan reception offers modern family living space with a vaulted ceiling incorporating Velux roof style lights, bringing natural daylight into this space, ample room for sitting, dining and living areas with fitted kitchen units incorporating additional island unit with inset breakfast bar seating, eye level integrated oven and microwave, integrated dishwasher and fridge freezer, modern tiled splashbacks, bi-fold doors leading to the enclosed landscaped garden at the rear with picturesque views over neighbouring countryside. We are sure this room will wow buyers.

Agents Notes
The properties will benefit from having solar panels allowing incoming purchasers to greatly benefit from reduced utility costs.

The five properties on the Spring Meadows development are currently under construction - any interested parties are recommended to visit the site with the selling agent where further information can be available upon request. Part exchange is considered for the development and an early viewing comes highly recommended. Contact Neill Millward - neill.millward@robertellis.co.uk or Megan Riley - megan.riley@robertellis.co.uk at the Arnold Branch 0115 6485485 for further information. Selling with NO UPWARD CHAIN.







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.

78 Front Street, Arnold, Nottinghamshire, NG5 7EJ
arnold@robertellis.co.uk
0115 648 5485