Robert Ellis

look no further. . .

Battle Close

Newton, Nottingham NG13 8ZW

A FIVE-BEDROOM EXTENDED DETACHED FAMILY PROPERTY LOCATED ON A CORNER PLOT IN A MODERN DEVELOPMENT.

Asking Price £495,000 Freehold

0115 648 5485

/robertellisestateagent

@robertellisea

STUNNING FIVE BEDROOM DETACHED FAMILY HOME – CORNER PLOT – EXTENDED THREE-STOREY ACCOMMODATION

Robert Ellis are delighted to bring to the market this impressive five-bedroom detached family home, positioned on a generous corner plot in the highly regarded residential area of Newton. Offering extended three-storey accommodation, this substantial property lends itself perfectly to growing families and those seeking more space, with separate living areas designed to suit modern family life.

Finished to a high standard throughout, the property features a stunning extended open-plan kitchen, three versatile reception rooms, and three bathrooms, including an en-suite and dressing area to the master bedroom. With five well-proportioned bedrooms arranged over two upper floors, the layout offers both flexibility and functionality. The home also benefits from the addition of solar panels, enhancing energy efficiency and reducing utility costs.

Accommodation comprises a welcoming entrance hallway, study/snug, and a light and spacious dual-aspect lounge with French doors opening onto an Indian sandstone patio and beautifully landscaped rear garden. The recently extended dining kitchen leads into a rear reception space, providing a bright and sociable dining and sitting area, alongside a ground floor W.C.

To the first floor are three well-proportioned bedrooms and a contemporary family bathroom. The master suite benefits from an en-suite shower room and a separate dressing area. The second floor offers two further double bedrooms and an additional shower room.

Externally, the home enjoys a double garage, driveway parking with EV charger, and wrap-around gardens—ideal for outdoor entertaining and family enjoyment.

Located in the heart of Newton village, this home offers the best of both worlds—peaceful residential living with excellent access to local amenities. Bingham town centre is just a short drive away, offering a wide range of shops, eateries, schools, and supermarkets. There are excellent transport links to Nottingham, Leicester and Grantham via the A46, A52, and nearby train stations, making it ideal for commuters.

The area is also well served by green open spaces, countryside walks, and parks—perfect for families and those who enjoy an active outdoor lifestyle.

Viewing is highly recommended.

Entrance Hallway
17'9 x 10'7 approx (5.41m x 3.23m approx)
Modern double glazed composite entrance door to the front elevation leading into the entrance hallway comprising ceiling light point, wall mounted radiator, amtico floor covering, staircase leading to the first floor landing, useful under stairs storage cupboard providing further storage space with panelled doors leading off to:

Ground Floor Cloakroom

Snug/Office
11'10 x 8'9 approx (3.61m x 2.67m approx)
With UPVC double glazed window to the front elevation, wall mounted radiator, ceiling light point, built-in storage cupboard housing solar panel array, consumer units and further storage space, currently being utilised as a home office however would make an ideal second/third reception subject to the buyers needs and requirements.

Living Room
10'9 x 20'8 approx (3.28m x 6.30m approx)
This dual aspect living room benefits from having UPVC double glazed window to the front elevation with double glazed French doors leading out to the enclosed rear landscaped garden, two ceiling light points, wall mounted radiator.

Kitchen
13'6 x 16' approx (4.11m x 4.88m approx)
With a range of matching wall and base units incorporating laminate worksurfaces over, integrated oven with five ring stainless steel gas hob over and extractor hood above, stainless steel splashback, 1 1/2 bowl stainless steel sink with swan neck mixer tap over, integrated dishwasher, integrated fridge freezer, ample storage cabinets, gas central heating Potterton boiler housed within matching cabinet, island unit incorporating breakfast bar for additional seating space, feature vertical radiator, ceiling light point, Velux roof light providing ample natural daylight, amtico floor covering, archway leading through to garden room providing additional reception space.

Garden Room
9' x 13' approx (2.74m x 3.96m approx)
Bi-folding double glazed doors to the rear elevation leading out to landscaped rear garden, double glazed French doors leading to the side Indian sandstone patio area, amtico floor covering, roof lantern providing ample natural daylight, recessed spotlights to the ceiling, underfloor heating, archway through to the kitchen.

First Floor Landing
6'8 x 12' approx (2.03m x 3.66m approx)
Staircase leading to the second floor landing, wall mounted radiator, ceiling light point, panelled doors leading off to:

Bedroom One
12' x 12'8 approx (3.66m x 3.86m approx)
UPVC double glazed window to the front elevation, wall mounted radiator, ceiling light point, LVT flooring, archway leading through to dressing room.

Dressing Room
7'9 x 7'11 approx (2.36m x 2.41m approx)
UPVC double glazed window to the rear elevation, wall mounted radiator, built-in wardrobes providing ample additional storage space, LVT flooring, space and plumbing for a freestanding washing machine, ceiling light point, panelled door leading to en-suite shower room.

En-Suite Shower Room
7'08 x 7'08 approx (2.34m x 2.34m approx)
Three piece suite comprising walk-in shower enclosure with mains fed shower over, low level flush WC, pedestal wash hand basin, tiled splashbacks, LVT flooring, UPVC double glazed window to the rear elevation, ceiling light point, extractor fan.

Bedroom Two
9' x 11'09 approx (2.74m x 3.58m approx)
UPVC double glazed window to the rear elevation, wall mounted radiator, ceiling light point, recess providing space for wardrobe.

Bedroom Three
9' x 8'9 approx (2.74m x 2.67m approx)
UPVC double glazed window to the front elevation, wall mounted radiator, ceiling light point.

Second Floor Landing
Wall mounted radiator, ceiling light point, loft access hatch, panelled doors leading off to two double bedrooms and separate shower room.

Shower Room
5'11 x 7'07 approx (1.80m x 2.31m approx)
Three piece suite comprising walk-in shower enclosure featuring mains fed shower above, pedestal wash hand basin, low level flush WC, tiled splashbacks, wall mounted radiator, LVT flooring, ceiling light point, extractor fan, Velux style roof light.

Bedroom Four
9' x 17'01 approx (2.74m x 5.21m approx)
UPVC double glazed window to the front elevation, wall mounted radiators, ceiling light point, Velux style roof light to the rear elevation.

Bedroom Five
11'01 x 17' approx (3.38m x 5.18m approx)
UPVC double glazed window to the front elevation, wall mounted radiators, ceiling light point, Velux style roof light to the rear elevation, built-in wardrobes providing ample additional storage space.

Outside

Front of Property
To the front of the property there is a mature garden with shrubs planted to the borders, garden laid to lawn, pathway leading to the front entrance door.

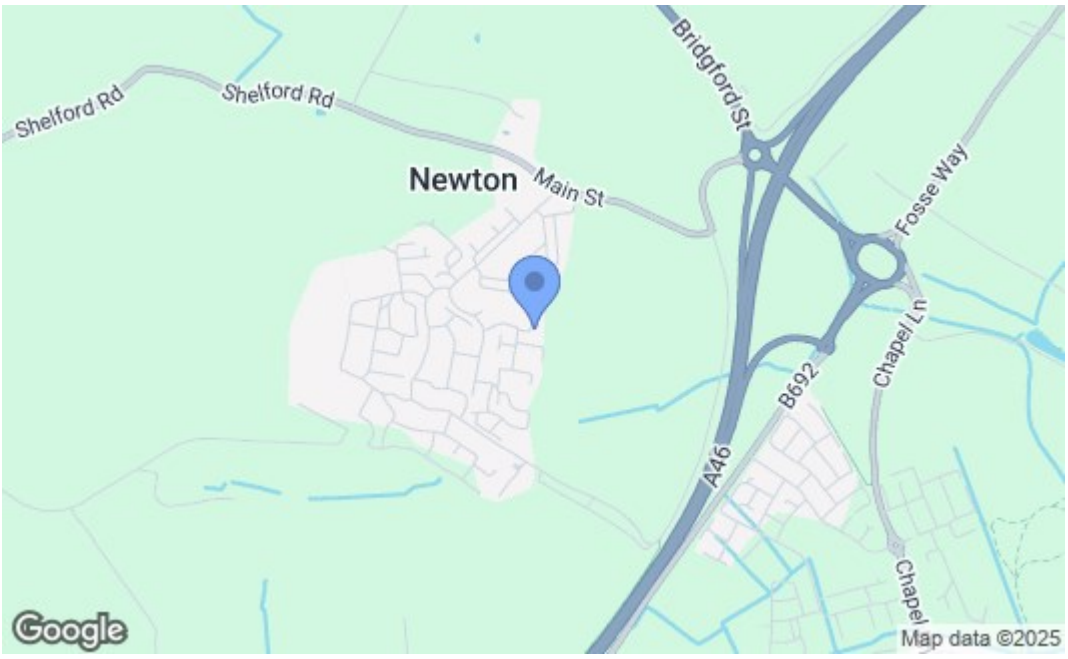
Side of Property
Double driveway to the side of the property providing ample off the road vehicle hardstanding leading to the freestanding brick built garage, EV charger.

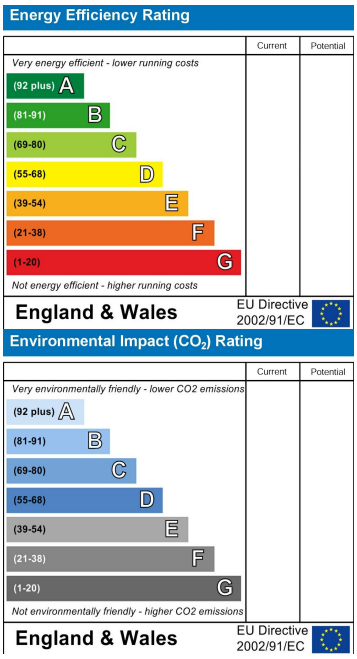
Brick Built Double Garage
17'7 x 17'02 approx (5.36m x 5.23m approx)
Two up and over doors to the front elevation, light and power, side glazed access door, further storage to garage roof space.

Rear of Property
To the rear of the property there is an enclosed landscaped rear garden with secure gated access to the side elevation, external power, Indian sandstone paved patio area, garden laid to lawn, hedging and fencing to the boundaries with raised flowerbeds, mature trees providing privacy screening, access to the garage.

To the rear of the freestanding garage there is an additional low maintenance artificial lawn providing further storage area and putting green.

Agents Notes: Additional Information
Solar panels providing additional power to the property.
Council Tax Band: E
Local Authority: Rushcliffe
Electricity: Mains supply
Water: Mains supply
Heating: Mains gas
Septic Tank : No
Broadband: BT, Sky, Virgin
Broadband Speed: Standard 4mbps Ultrafast 1800mbps
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





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