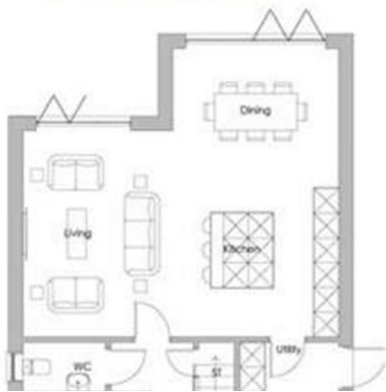




BAXTER GREEN

The Sherwin

Ground Floor



First Floor



Floor plans Terms and Conditions
Floor plans are indicative only to give a general indication of the proposed



Sales Office
The Grove



Baxter Green,
Bramcote, Nottingham
NG9 3TB

£895,000 Freehold

Discover comfort style and innovation in every corner of this newly constructed home.

Boasting an open-plan layout, this home is flooded with natural light, creating an airy, welcoming atmosphere throughout. The spacious living areas provide ample room for family gatherings, while the contemporary kitchen is every chef's dream, complete with state-of-the-art appliances, custom cabinetry and high-end finishes.

Every aspect of this home has been built with care and precision. The bedrooms offer a peaceful retreat with ample closet space, and large open windows that frame the beautiful views of the surrounding area. The master suite is a true sanctuary, with a spacious walk-in-closet and a luxurious en-suite bathroom, complete with modern fixtures.

This is the third and final phase of Baxter Green and promises to finish this already established premium development to the highest of standards, making this a truly unique location in which to live.

Ideally situated for a wide range of local amenities including excellent transport links, local schools, shops, as well as being readily accessible for the vibrant town centre of Beeston and Nottingham City beyond.

Scheduled for completion in 2026, please contact Robert Ellis for further details of exceptional opportunity.

Living/Kitchen/Dining
22'11" x 24'1" (6.99m x 7.34m)

Utility
6'7" x 7'10" (2.01m x 2.39m)

Study
10'6" x 7'10" (3.20m x 2.39m)

WC
3'11" x 6'7" (1.19m x 2.01m)

Bedroom One
18'3" x 13'2" (5.56m x 4.01m)

Dressing Room
3'10" x 7'10" (1.19m x 2.39m)

En-Suite
5'10" x 7'10" (1.78m x 2.39m)

Bedroom Two
16'3" x 11'5" (4.95m x 3.48m)

En-Suite
4'7" x 7'5" (1.40m x 2.26m)

Bedroom Three
12'2" x 9'10" (3.71m x 3.00m)

Bedroom Four
11'5" x 7'10" (3.48m x 2.39m)

Bathroom
6'6" x 9'10" (1.98m x 3.00m)

Store

Internal Finishes
Internal Doors - LPD Chocolate Grey Vancouver
Ironmongery - Satin Stainless Steel
Architrave - White MDF 3 Inch Bullnose
Skirting, White MDG 7 Inch Bullnose

Kitchen Features
Fully Fitted Stephen Christopher Kitchen
Quartz Island and Laminated Work Surface
Integrated Single Stainless Steel Oven - Siemens
4 Zone Ceramic Glass Induction Hob - Bora
Integrated Dishwasher - Hotpoint
Integrated Fridge/Freezer - Hotpoint
Built in Sink and Drainer - Formhause

Electrical Features
TV Point to Lounge and Master Bedroom - Chrome
Chrome Double Sockets Throughout
Chrome USB Socket - 1 Per Room
Internet Point in Hallway and Master Bedroom
Mirror including Shaver Point to Bathroom
Spotlights to Kitchen/Living, Wetrooms and Hallway
Pendant Lighting to Beds
Smoke Alarms Throughout

Sanitaryware - WC
1200mm Wall Hung Toilet with Chrome Dual Flush Plate - Mystyle Alca

500x290mm Floor Standing Cloak Unit in Matt Cashmere - Kartell
500m x 300m Cloak Basin - Kartell
Waterfall Spout Basin Mono - Qualitex

Sanitaryware- Master Ensuite
Wall Hung Toilet with Chrome Dual Flush Plate - Mystyle Alca
Low Profile Tray in White - Esteem
Pivot Door - Esteem
Adjustable Side Panel - Esteem
Handset Hose and Wall Outlet & Handle Single outlet Valve Slide Rail - Esteem
Single Drawer Cabinet with open storage in Slate - Esteem Eden
Countertop Basin in White - Esteem Eden
Wall Mounted Basin Mono Chrome - Mylife Ryver
LED Mirror with Shaver Socket - Eastbrook Novara

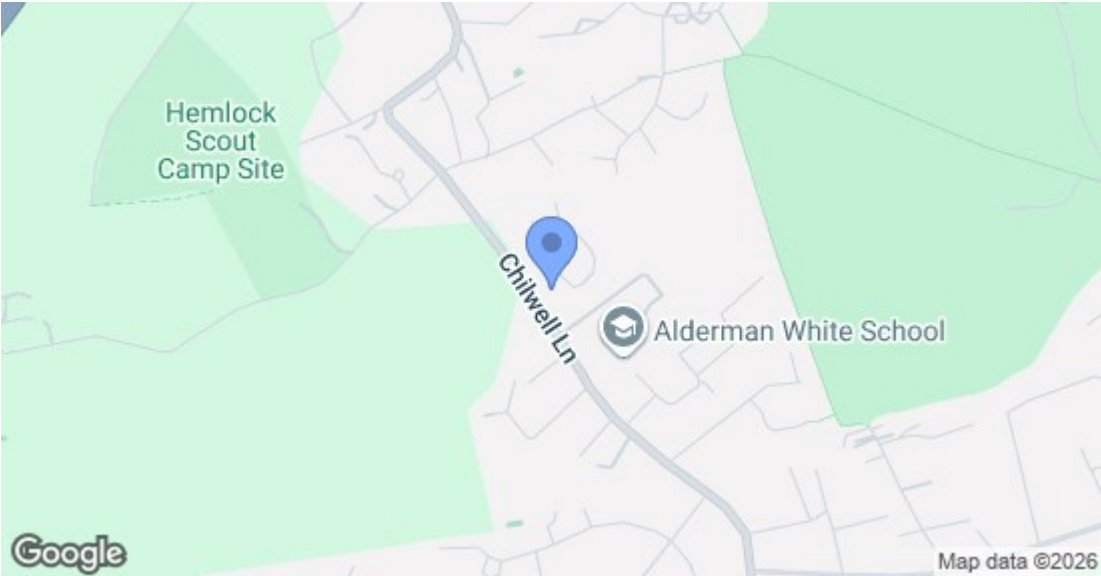
Sanitaryware - Second Ensuite
Wall Hung Toilet with Chrome Dual Flush Plate - Mystyle Alca
Low Profile Tray in White - Esteem
Panel including Bracing Bar and T-Piece in Chrome - Merlyn Wetroom
Swivel Panel in Chrome - Merlyn Wetroom
Handset Hose and Wall Outlet & Handle Single outlet Valve Slide Rail - Esteem
Single Drawer Cabinet in Natural Stone - Esteem
Countertop Basin in White - Esteem Aira
Quartz 800 Solid White Worktop - Esteem Aira
Waterfall Spout Basin Mono - Qualitex

Sanitaryware - Main Bathroom
Wall Hung Toilet with Chrome Dual Flush Plate - Mystyle Alca
Single Drawer Cabinet with Open Storage Slate
Countertop Basin in White - Esteem Eden
Quartz 900 White Marble Worktop - Esteem Eden
Wall Mounted Basin Mono Chrome - Mylife Ryver
LED Mirror with Shaver Socket - Eastbrook Novara
Low Profile Tray in White - Esteem
Pivot Door - Esteem
Adjustable Side Panel - Esteem
Handset Hose and Wall Outlet & Handle Single Outlet Valve Slide Rail - Esteem
Freestanding Bath in White - Eastbrook Charlton

Ceramic Wall Tiling Features
Half Tiling to Wet Rooms -Full Height to Shower
Tile Trims- Stainless Steel

Internal Features
Controlled Underfloor Heating- Details TBC
Carpet to Bedrooms
Floor tiling or Amtico to Kitchen/Living/Hallway/Utility
Internal Walls and Ceilings Painted White
Fitted wardrobes to Mater

External Features
Anthracite Exterior only UPVC Windows
Composite Front Door - Colour TBC
Anthracite Aluminium Bifold Patio Doors
Anthracite Sliding French Doors
EV Charger - Facility to Use
Wired Alarm System
External Lights to Patio Terraces



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		
(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 ₂ 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.