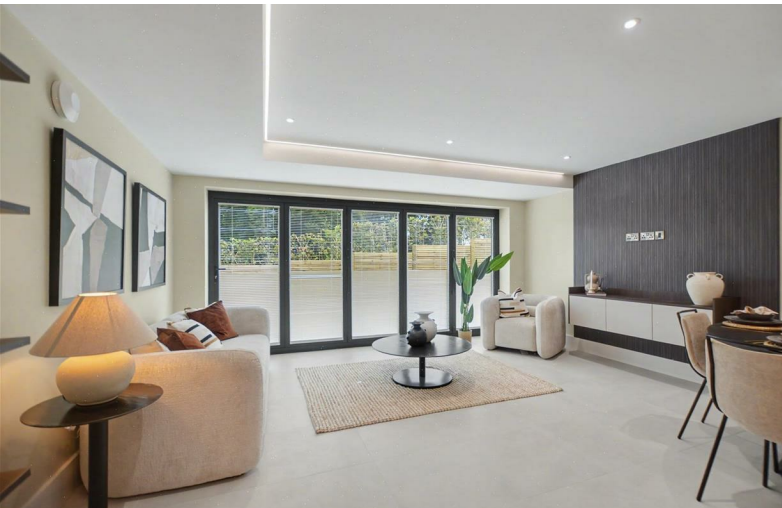




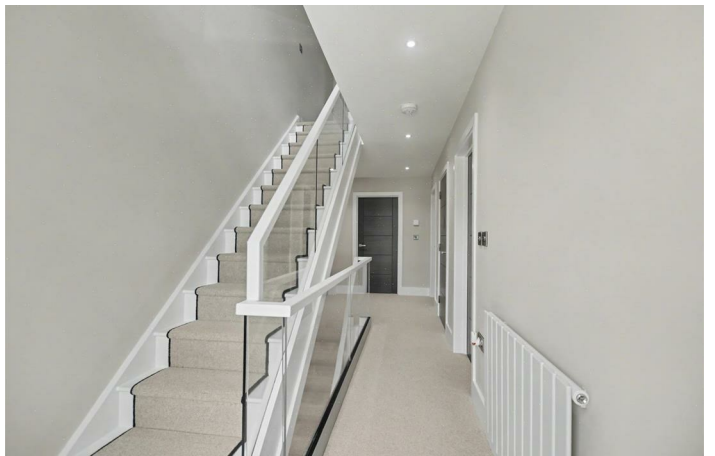
Baxter Green,
Bramcote, Nottingham
NG9 3TH

£1,100,000 Freehold



This newly built property is the epitome of modern design, offering an exceptional living experience in a prime location. From its sleek lines to its expansive interiors, every inch of this home has been thoughtfully crafted for those with discerning tastes and a love for exclusivity.

This property combines the best of modern design with functional living. Every detail from the high ceilings to the sleek surfaces has been meticulously chosen to create a cohesive, contemporary aesthetic.



Kitchen/Dining
26'1" x 16'4" (7.95m x 4.98m)

Utility
6'6" x 7'10" (1.98m x 2.39m)

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

WC
6'6" x 3'11" (1.98m x 1.19m)

Bed 2
19'3" 13'2" (5.87m 4.01m)

Dressing Room
13'2" x 3'11" (4.01m x 1.19m)

Ensuite
7'10" x 5'10" (2.39m x 1.78m)

Bed 3
11'8" x 11'5" (3.56m x 3.48m)

Bed 4
12'2" x 9'10" (3.71m x 3.00m)

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

Wetroom
10'9" x 9'7" (3.28m x 2.92m)

Bed 1
18'1" x 13'9" (5.51m x 4.19m)

Dressing Room
16'3" x 10'6" (4.95m x 3.20m)

Dressing Room
9'8" x 7'10" (2.95m x 2.39m)

Ensuite
11'6" x 9'10" (3.51m x 3.00m)

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

Games Room
12'2" x 9'10" (3.71m x 3.00m)

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

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
Wall Hung Toilet with Chrome Dual Flush Plate - Mystyle Alca
Floor Standing Cloak Unit in Matt Cashmere - Kartell
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

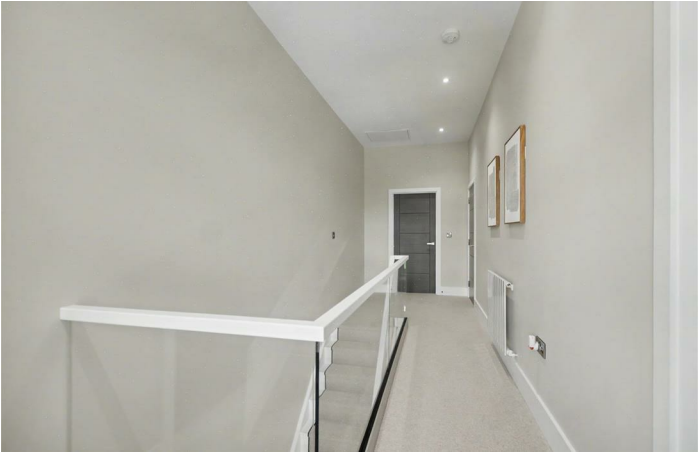
Sanitaryware - Second Ensuite
Wall Hung Toilet with Chrome Dual Flush Plate - Mystyle Alca
Low Profile Tray in White - Esteem
Panel including Bracing Bar and T-Piece in Chrome - Merlyn Wetroom
Swivel Panel in Chrome - Merlyn Wetroom
Handset Hose and Wall Outlet & Handle Single outlet Valve Slide Rail - 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 Bedroom
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
Floor Standing Bath and Shower Mixer in Chrome - Mylife Ryver

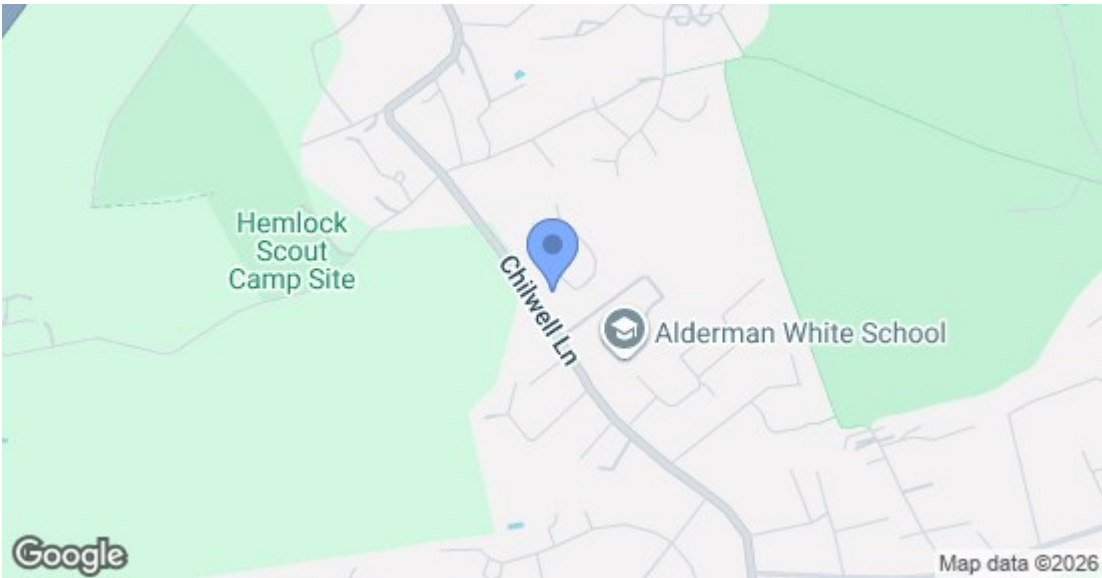
Ceramic Wall Tiling Features
Half Tiling to Wet Rooms -Full Height to Shower
Tile Trims- Stainless Steel

Internal Features
Controlled Underfloor Heating- Ground Floor Only
Carpet to Bedrooms
Floor tiling or Amtico to Kitchen/Living/Hallway/Utility
Internal Walls and Ceilings Painted White
Fully fitted walk-in Dressing Area to Master

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



Robert Ellis
ESTATE AGENTS



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.