Robert Ellis

look no further...

Bilborough Road,
Nottingham,
NG8 4DS

£1,500,000 Freehold

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A stunning individual architect designed, detached double fronted, five-bedroom house set in extensive grounds.

Accessed via electric gates and a sweeping drive, this fabulous property situated in approximately four and half acres with open field views to the rear, offers a truly luxurious home with stylish high-quality fixtures and fittings throughout.

In brief the property has an entrance hall/lobby on all four levels, an impressive open plan kitchen diner, guest cloakroom, lounge, cinema room, utility, office, boiler room, bathroom and shower room., three en-suite bedrooms, and two further large double bedrooms.

Outside the property has a generous landscaped formal gardens, various lawns, patios, well stocked beds and borders, a hot tub and garden room, as well as an extensive drive with the detached double garage beyond. Situated on the edge of green belt with open field views to both the side and rear, this truly magnificent property sits on a private position, and has further development potential, subject to the necessary consents.

Seldom do properties of this scale and quality come to the market, in such a private and large plot, therefore viewing is considered essential.

Entrance Hall
Composite double entrance doors lead to a spacious hallway with feature curved staircase leading to the basement and first floor, feature picture window with UPVC double glazed patio doors, inset ceiling spotlights, cloaks cupboard, intercom system.

Guest Cloakroom
Fitted with a low-level WC, wall mounted wash hand basin and part tiled walls.

Open Plan Kitchen Diner
31'0" x 14'11" (9.46m x 4.57m)
With an extensive range of quality fitted wall and base units, work surfacing with tiled splashback, quartz island with induction hob and extractor above, breakfast bar with second induction hob and downdraft extractor, one and a half bowl sink with mixer tap, inset twin electric ovens and combination microwave with warming drawer below, twin fridge and freezer, drinks fridge, integrated dishwasher, six UPVC double glazed windows, patio door to the rear garden, and inset ceiling spot speakers.

Sitting Room
31'0" x 15'2" (9.46m x 4.64m)
Four UPVC double glazed windows, two UPVC double glazed patio doors leading to the rear garden, inset ceiling speakers, and an inset contemporary gas fire with stone surround.

Potential purchasers should note that the property has underfloor heating and ventilation system in the basement, ground floor and first floor levels.

Basement Lobby
18'2" x 14'0" (5.56m x 4.27m)
Tiled flooring

Cinema Room
20'8" x 14'11" (6.3m x 4.56m)
Projector screen, inset ceiling spotlights and speakers.

Utility Room
10'9" x 10'6" plus door recess (3.30m x 3.22m plus door recess)
With fitted wall and base units, quartz work surfacing with splashback, single sink and mixer tap, plumbing for a washing machine, space for a dryer, tiled flooring, and inset ceiling spot lights.

Boiler Room
Housing the 'Veismann' and hot water cylinder.

Bedroom
15'3" x 14'4" maximum overall measurements (4.66m x 4.39m maximum overall measurements)
Inset ceiling spotlights.

En-Suite
14'1" x 4'1" (4.31m x 1.27m)
Fitted with a wash hand basin inset to vanity unit with illuminated mirror above, low level WC, shower cubicle with mains overhead shower, inset ceiling spotlights, extractor fan and fully tilled walls and tiled flooring.

Office
10'4" x 10'11" (3.16m x 3.34m)
Fitted with desk and base units, inset ceiling spotlights, and a comms room off.

First Floor Landing
17'10" x 14'4" (5.46m x 4.39m)
UPVC picture window overlooking the rear garden and stairs off to the second floor landing.

Bedroom
14'8" x 10'8" (4.48m x 3.27m)
UPVC double glazed patio doors leading out on to the balcony, recessed wardrobe area.

En-Suite
7'9" x 6'5" (2.37m x 1.97m)
Fitted with a low level WC, wash hand basin inset to vanity unit, shower cubicle with mains control shower over, tiled flooring, part tiled walls, inset ceiling spot lights and extractor fan.

Bathroom
14'0" x 11'10" maximum overall measurements (4.29m x 3.61m maximum overall measurements)
Fitted with a low-level WC, free standing bath with shower handset, recess television within the wall, twin wash hand basin inset to vanity unit, shower cubicle with overhead shower with body jets, inset ceiling spotlights, extractor fan, two UPVC double glazed window, tiled flooring and part tiled walls.

Principle Bedroom
15'2" x 15'5" (4.64m x 4.71m)
UPVC double glazed patio doors to the balcony and feature quartz effect wall, inset ceiling speakers.

Dressing Room
10'6" x 7'6" (3.21m x 2.31m)
Fitted dressing table, wardrobe, drawers, inset ceiling spot lights and UPVC double glazed window.

En-Suite
10'5" x 7'3" (3.18m x 2.23m)
Wash hand basin inset to vanity unit with illuminated mirror, low-level WC, freestanding bath with shower handset, television inset to the wall, shower cubicle with mains overhead shower and further body jets, UPVC double glazed window, inset ceiling spotlights and extractor fan.

Second Floor Landing
12'7" x 11'8" (3.86m x 3.57m)
Four Velux windows and radiator.

Bedroom
30'11" x 11'8" (9.43m x 3.56m)
Two radiators, two UPVC double glazed windows, Velux windows, fitted wardrobe, drawers, recess wardrobe and cupboard.

Bedroom
30'11" x 11'8" (9.44m x 3.57m)
Two Velux windows, two UPVC double glazed windows, two radiators, fitted wardrobe, desk and drawer.

Shower Room
6'11" x 4'1" (2.11m x 1.26m)
Shower cubicle with mains control shower, wall mounted wash hand basin with illuminated mirror, wall mounted heated towel rail, extractor fan, tiled flooring, part tiled walls and inset ceiling spot lights.

Outside
The property is approached via electric gates with intercom system, which lead to a sweeping drive with turning circle and further area of drive which leads along the side property to the detached brick and tiled garage. To the front the property has formal gardens with lawned areas, mature shrubs and trees. To the rear the property has a generous patio with outside tap and power points, extensive lawn with mature shrubs and trees, a hot tub with gazebo over and a garden room. Beyond the formal gardens to the side and rear, the property also has a large field for horses, with open fields beyond.

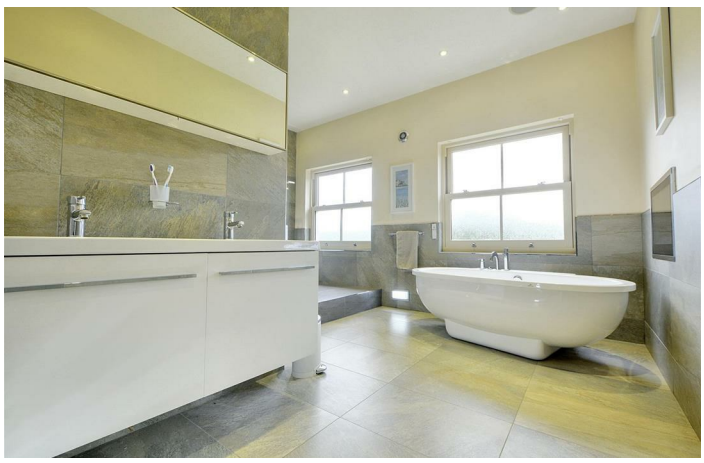
Double Garage
31'2" x 27'5" (9.52m x 8.37m)
Twin electric remote control up and over doors to the front, further electric remote control up and over door to the rear, light and power and stairs off to the games room.

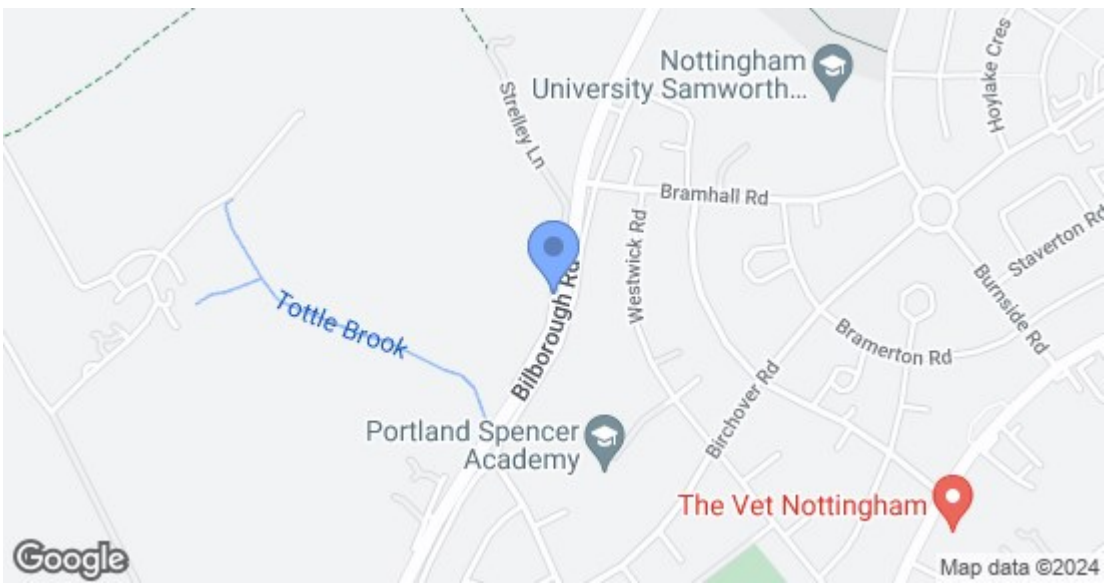
Games Room
26'0" x 14'11" (7.94m x 4.56m)
Two Velux windows and eaves storage.

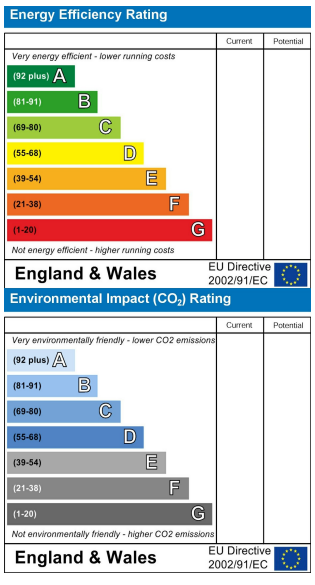
WC
Fitted with a WC, pedestal wash hand basin, part tiled walls and window.

Material Information:
Freehold
Property Construction: Brick
Water Supply: Mains
Sewerage: Mains
Heating: Mains Gas
Solar Panels: No
Building Safety: No Obvious Risk
Restrictions: Uplift Clause- please ask estate agent
Rights and Easements: None
Planning Permissions/Building Regulations: All Planning and Regulations
Has the Property Flooded?: No

Disclaimer
These details and Key facts 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. Full material information is available in hard copy upon request.







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