



ELYSIUM NEWSTEAD ABBEY PARK | | NOTTINGHAM | NG15 8GE



PRESTIGIOUS & AWARD WINNING! EPC A RATED WITH SOLAR PANELS PROVIDING TRANSFERABLE INCOME OF £2,200 A YEAR, PAYABLE TO THE OWNER UNTIL 2034...Introducing this stunning detached residence nestled beautifully on an acre of landscaped garden with substantial outbuildings and a detached guest annex. Accessed via electric gates, the house stands in a striking position in the grounds of Newstead Abbey Park with open countryside views.





Living Room 16'11" x 23'3"
Featuring an inglenook fireplace, slate flooring, down lights, exposed ceiling beams, dual aspect windows and two sets of French doors leading out to the garden.

Kitchen 8'10" x 23'3"
Complete with matching cabinets and units, Granite work surface, splash back, induction hob, extractor fan, inset sink with a mixer tap above, two multi function ovens, combination microwave, fridge freezer and down lights. Together with underfloor heating, double windows to the front elevation, exposed ceiling beams and French doors leading out to the garden.

Dining Room 10'0" x 14'2"
With slate flooring, underfloor heating, down lights and French doors leading outside.

Office/ Bedroom Five 9'10" x 10'0"
Versatile space with slate flooring, loft access and dual aspect windows flowing in ample natural light.

Boot Room 6'3" x 7'10"
With a cupboard, large sink and window to the front elevation.

WC
With a low flush WC, wash hand basin and an opaque window to the rear elevation.

Bedroom One 10'11" x 17'10"
With underfloor heating, vaulted ceiling with exposed ceiling beams and bespoke corner window made from oak, offering exceptional views. Together with oak flooring.

Wet Room to Bedroom One 3'4" x 8'4"
En-Suite fitted with an overhead shower, modern full height tiling, illuminated mirror, wash hand basin and a low flush WC.

Bedroom Two 9'1" x 14'6"
With a bespoke corner window made from oak, vaulted ceiling with exposed beams and oak flooring. With access to the loft.

Bedroom Three 9'5" x 11'7"
With oak flooring, window to the rear elevation and a velux window.

Office/ Bedroom Four 9'1" x 9'11"
Designed as a double bedroom, with potential to be utilised as an office. Fitted with oak flooring, velux window, offering a great spot for working from home.

Bathroom 9'10" x 10'7"
Complete with a roll top bath, wash hand basin, walk-in shower, low flush WC and an opaque window to the rear elevation.

Laundry Room 4'2" x 10'7"
Fitted with a work surface, inset sink,



central vacuum system, space and plumbing for a washing machine and tumble dryer.

Green Oak Barn Annex to Main House

Modern 40ft by 20ft residential annexe built with green oak in 2004, consisting of air to air heat pump, providing heat and

air-conditioning and electric underfloor heating throughout. Along with a full alarm system, phone line and satellite dish. Offering an exceptional space for friends and family to enjoy on occasional visits. Featuring a modern kitchen with an induction hob, two multi

functional ovens and plumbing for appliances. Together with a spacious living/dining room, bedroom area if required and shower room.

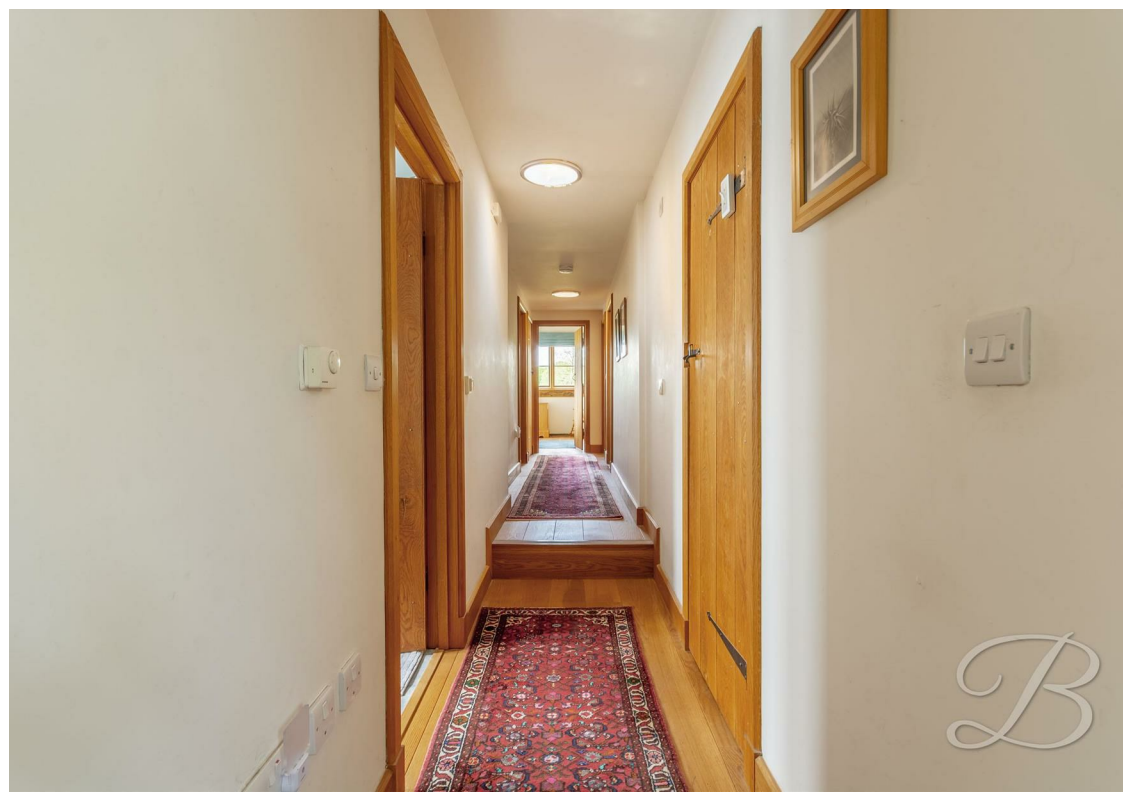
Outside

With an electric gated entrance which in-turn leads to a generously sized carriage driveway

providing off-street parking for multiple vehicles. In addition there is a double garage and work shop benefitting from mains water and electrics. As well as four sheds, green house and spacious patio area.









Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. CC Ltd ©2018

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

| Energy Efficiency Rating | | Current | Potential |
|---------------------------------------------|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | 94 | 98 |
| (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 | |

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