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PREPARE TO BE MOVED

Firs Road, Edwalton, Nottinghamshire NG12 4BX

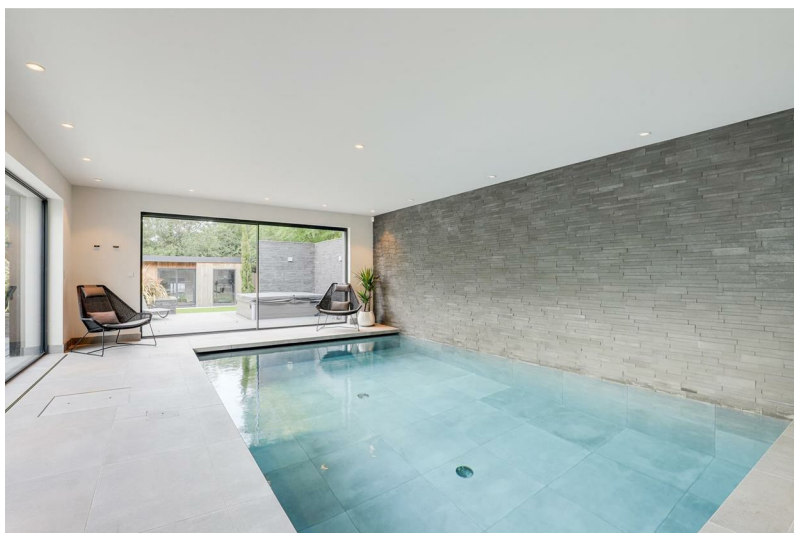
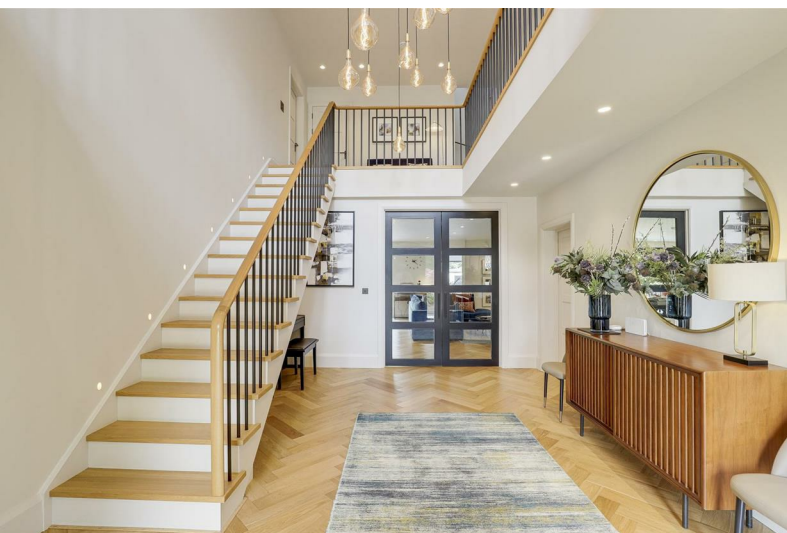
Guide Price £2,000,000 - £2,250,000

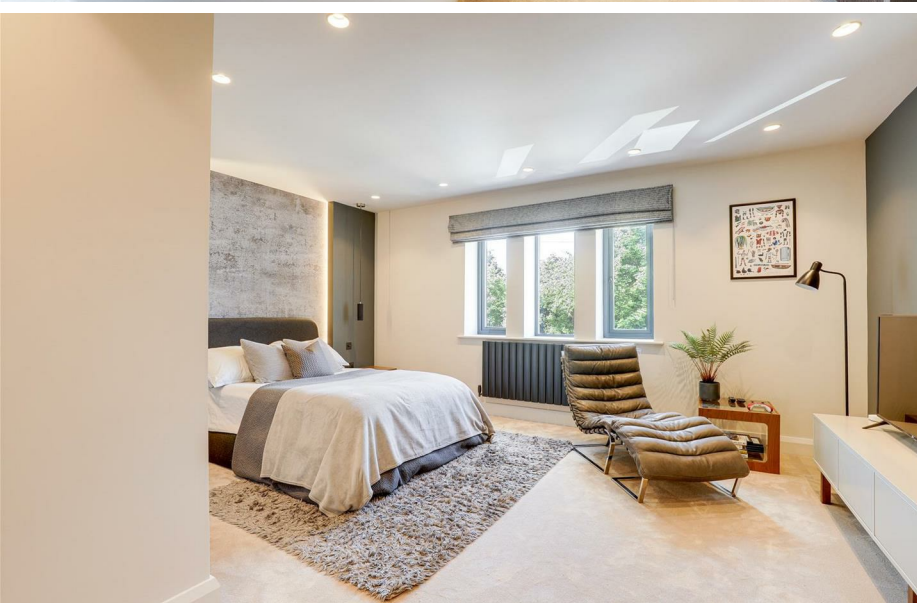
Firs Road, Edwalton, Nottinghamshire NG12 4BX



GUIDE PRICE: £2,000,000 - £2,250,000

This outstanding detached home, fully rebuilt to the highest standards and proudly featured in House Beautiful magazine, occupies a prestigious position in Edwalton. The ground floor begins with a grand double-height entrance hall, bespoke oak staircase, and exquisite herringbone-engineered oak flooring with underfloor heating. The elegant living room features a double tray ceiling and a statement wall with a natural flame gas fire, while the stunning open-plan kitchen and dining area offers handleless units, premium Siemens appliances, and sleek surfaces. This space seamlessly opens out to the private east-facing garden. The large heated swimming pool room is finished with non-slip tiles, mood lighting, and direct garden access. It also benefits from a separate shower room and a secondary staircase that leads directly to an impressive home office/games room, complete with a striking aluminium gable window that floods the space with natural light. Throughout the property, you'll find CAT6 connectivity, multiple USB plug sockets, and a wealth of premium details. On the first floor, there are three spacious double bedrooms, each enjoying stylish Villeroy & Boch en-suites with underfloor heating. The second floor hosts two further large double bedrooms, both with elegant en-suites and generous eaves storage. Externally, the front of the property offers a driveway for multiple vehicles, an EV charging point, and access to the integral garage. To the rear, the private garden is designed for luxury entertaining, featuring composite decking, a ceramic tiled patio, hot tub, and a full aluminium pergola with double-sided louvres. There's also a separate garden room / gym, additional storage, and a pool plant room with its own dedicated boiler. This is a rare opportunity to acquire a truly stunning contemporary home that blends exceptional craftsmanship with thoughtful design, in one of Edwalton's most desirable locations.





- Stunning & Luxurious Re-Built Detached Family Home
- Five Large Double Bedrooms With Stylish En-Suites
- Contemporary Fitted Kitchen With Integrated Appliances & Living Area
- Heated 6m x 4m Swimming Pool With Remote-Controlled Cover & Automated Ventilation System
- Premium Flooring With Underfloor Heating & Multi Zone Digital Thermostats
- Spacious Home Office / Games Room With Gable-Style Feature Window & CAT6 Connectivity
- Double-Height Ceilings & Spacious Throughout
- Private Landscaped Garden With Hot Tub, Garden Room / Gym & Discreet Storage Space
- Driveway For Multiple Cars, Integral Garage & EV Charger
- Sought-After Prestigious Location





ROUND FLOOR Entrance Hall 18'9" x 12'11" (5.73m x 3.95m) A double-height entrance hall featuring herringbone-style engineered oak flooring with underfloor heating, a wall-mounted digital thermostat, an Apollo Crest alarm panel, recessed spotlights with a wall-mounted dimmable panel, a CAT6 internet socket, and statement Tom Dixon pendant light fixtures. There's a bespoke oak staircase by First Step Designs with recessed stair lighting, and aluminium-framed full-height double-glazed windows flank the 7.5ft solid American walnut front door by Urban Front, finished with a bronze handle, which provides access into the accommodation. WC 8'3" x 5'4" (2.52m x 1.65m) This stylish space features a concealed dual flush WC and a sunken wash basin with fitted storage beneath. There's ceramic tiled flooring with a matching feature wall, framed by engineered oak detailing on the floor and sides. Additional features include underfloor heating, two pendant light fittings, a wooden towel rail, recessed spotlights, a wall-mounted digital thermostat, extractor fan, and an aluminium-framed obscure double-glazed window to the front elevation. Cloakroom 5'6" max x 5'4" (1.68m max x 1.65m) The cloakroom features herringbone-style engineered oak flooring with underfloor heating, bespoke built-in storage for coats and shoes, and a fitted bench with lift-up wellie storage. An Acupanel feature wall is complemented by recessed spotlights for a clean, modern finish. Living Room 12'6" x 16'1" (6.57m x 4.92m) The living room features a striking double tray ceiling with LED colour-changing lights and dimmable recessed spotlights, along with herringbone-style engineered oak flooring, underfloor heating, a wall-mounted digital thermostat and a statement Tom Dixon light fixture. A ceramic tile feature media wall houses a 5.5ft natural flame gas fire and TV point, while bespoke built-in alcove storage adds practicality. Open Plan Living/Kitchen Area 36'5" max x 22'0" (11.1m max x 6.72m) The kitchen is fitted with a sleek range of handleless base and wall units, complemented by Dekton worktops and splashbacks, an island, LED strip lighting, and a Franke double sink with a Quooker boiling water tap. Integrated Siemens appliances include an oven, steam oven, microwave combi-oven, two warming drawers, and an induction hob with a downward extractor fan. Additional appliances include a larder fridge, larder freezer with ice maker, dishwasher, Liebherr wine fridge, and a built-in bar/drinks cabinet. This versatile open plan space also features dimmable recessed spotlights, pendant and wall light fixtures, picture lights, multiple plug and USB sockets, a TV point, Acupanel feature walls, and a bespoke built-in bench. A feature window offers a view into the pool room, and large Sightline sliding doors open out onto the rear patio. Utility Room 9'9" x 9'8" (2.98m x 2.96m) The utility room is fitted with sleek handleless base and wall units, Dekton worktops, and an undermount sink with swan neck mixer tap. Includes space for two under-counter appliances, a fitted PEKO drying cabinet, and a full-sized storage cupboard. Finished with ceramic tile flooring, underfloor heating, a wall-mounted digital thermostat and recessed spotlights. Offers internal access to the garage and a side door for convenient external access. Garage 19'11" x 9'8" (6.08m x 2.96m) The garage benefits from lighting, power points, a CAT6 hub, and a Hormann electric door providing direct access to the driveway. Additionally, there is convenient access to the in-house plant room - which benefits from the boiler and a built-in water softener. Lobby 4'11" x 3'4" (1.50m x 1.02m) The lobby features ceramic tile flooring with underfloor heating, a wall-mounted digital thermostat and dimmable recessed spotlights, while carpeted stairs lead to the secondary staircase. There is also internal access into the pool room. Swimming Pool Room 27'4" x 18'4" (8.34m x 5.60m) The pool room features a heated 6m by 4m pool with a depth of 135cm and has counter-current jets, complete with an automatic remote-controlled cover that activates the ventilation system when opened. The space is finished with non-slip ceramic tiles, a stacked stone feature wall, and dimmable, colour-changing recessed spotlights. Two large Sightline sliding patio doors provide seamless access to the garden. Shower Room 9'7" max x 7'7" (2.94m max x 2.32m) The shower room is finished with floor-to-ceiling ceramic tiles and underfloor heating. It features a concealed flush WC, a walk-in shower enclosure with an overhead dual rainfall shower, Aqualisa Quartz twin control pad, and control valve. A Villeroy & Boch sink sits within a metal frame and shelf, accompanied by a mirror, recessed spotlights, a heated towel rail, an extractor fan, and an aluminium double-glazed obscure window to the side elevation.	En-Suite Three 8'9" x 7'3" (2.69m x 2.21m) The second en-suite features a Villeroy & Boch suite, including a low-level dual flush WC and a countertop wash basin with fitted storage beneath. There is a double-ended bath with central taps and a pull-out shower head, along with a separate shower enclosure fitted with an overhead dual rainfall shower, Aqualisa Quartz twin control pad, and control valve. The space is finished with floor-to-ceiling ceramic tiles, underfloor heating, a chrome heated towel rail, a heated mirror, and dimmable recessed spotlights. Additional features include a sensor light, display alcoves, an extractor fan, and an aluminium double-glazed obscure window to the side elevation. Dressing Room 8'2" x 6'3" (2.50m x 1.91m) The walk-in dressing room is finished with carpeted flooring, recessed spotlights and feature wallpapered walls. Additionally, there is a range of fitted storage solutions including wardrobes, shelving, drawers, and a dressing table complete with a Hollywood-style vanity mirror. Bedroom Three 22'5" max x 16'2" (6.84m max x 4.95m) The third bedroom features a textured feature wall with integrated LED lighting, two pendant lights, and dimmable recessed spotlights. There's carpeted flooring throughout, an aluminium double-glazed window to the front elevation, a column radiator, a fitted sliding door wardrobe with automatic lighting, and bespoke fitted storage including a hotel-style mini bar. This room also benefits from access to the third en-suite. En-Suite Three 10'0" max x 7'0" (3.06m max x 2.14m) The third en-suite features a Villeroy & Boch suite, including a concealed dual flush WC and a vanity unit wash basin with fitted storage beneath. It boasts a double-ended tapless bath, along with a separate shower enclosure fitted with an overhead dual rainfall shower, Aqualisa Quartz twin control pad, and control valve. The room is finished with floor-to-ceiling ceramic tiles, underfloor heating, a vertical radiator, a heated mirror, and dimmable recessed spotlights. Additional features include a sensor light, display alcoves, an extractor fan, and an aluminium double-glazed obscure window to the side elevation. Home Office / Games Room 21'4" max x 19'5" (6.51m max x 5.94m) The home office/games room features a striking aluminium gable-style double-glazed window to the rear elevation, along with two vertical radiators and both a CAT6 internet socket and TV point. The space includes bespoke built-in office storage cupboards with integrated seating, pendant lights, dimmable recessed spotlights, a large feature light fixture, and additional wall lights. There is also an aluminium double-glazed obscure window to the side elevation and a secondary staircase providing access down to the pool room.
SECOND FLOOR	
Upper Landing 13'2" x 6'3" (4.02m x 1.92m) The large upper landing area features carpeted flooring, recessed spotlights, and a column radiator. Two Velux windows allow plenty of natural light, and the space provides access to the second floor accommodation.	
Bedroom Four 24'11" x 16'2" (7.60m x 4.94m) The fourth bedroom features carpeted flooring, two column radiators, and dimmable recessed spotlights. There are two Velux windows with fitted blinds, along with two carpeted eaves storage cupboards, and access into the en-suite.	
Main Eaves 16'2" x 10'4" (4.94m x 3.17m) The main eaves storage for this bedroom has a vaulted ceiling, lighting, and carpeted flooring.	
En-Suite Four 10'2" x 5'8" (3.10m x 1.74m) The fourth en-suite features a Villeroy & Boch suite, including a concealed dual flush WC and a vanity unit wash basin with fitted storage beneath. It offers a walk-in shower enclosure with an Aqualisa electric shower fixture, a heated mirror, and floor-to-ceiling ceramic tiles. Additional finishes include underfloor heating, a chrome heated towel rail, recessed spotlights, a display alcove, an extractor fan, and a Velux window.	
Bedroom Five 24'11" x 16'2" (7.62m x 4.93m) The fifth bedroom features carpeted flooring, two column radiators, a panelled feature wall, and dimmable recessed spotlights. There are two Velux windows with fitted blinds, an eaves cupboard, and access into the en-suite.	
Eaves Room 16'2" x 10'4" (4.93m x 3.17m) This spacious eaves room boasts a vaulted ceiling, soundproofing panels, carpeted flooring, lighting, and a radiator.	
En-Suite Five 10'2" x 5'6" (3.11m x 1.69m) The fifth en-suite features a Villeroy & Boch suite, including a concealed dual flush WC and a vanity unit wash basin with fitted storage beneath. It offers a walk-in shower enclosure with an Aqualisa electric shower fixture, a heated mirror, and floor-to-ceiling ceramic tiles. Additional finishes include underfloor heating, a chrome heated towel rail, recessed spotlights, a display alcove, an extractor fan, and a Velux window.	
OUTSIDE	
Front To the front of the property there are two gravelled driveways providing parking for 3-4 cars, external lighting, a ring doorbell, and a range of decorative plants and shrubs, including Japanese Acer trees. Additional features include an electric car charging point, access to the garage, and secure gated side access.	
Side To the side of the property, a wide passage provides access to the pool plant room and offers ideal space for bin storage, along with an outdoor tap.	
Pool Plant Room The pool plant room, accessed from the side of the house, houses the separate boiler for the pool.	
Rear To the rear, the property boasts a private east-facing garden featuring a ceramic tile patio and composite decking. There's a hot tub seating 4-5 people, external lighting and power sockets, and striking stacked stone feature walls. The garden includes a well-maintained lawn, a variety of decorative plants and shrubs within raised plant beds, and a modern mirrored water feature. A full aluminium pergola with heavy-duty, double-sided louvres and integrated lighting creates a stylish outdoor space. There's also access into the garden room and additional storage, plus a hidden area providing extra storage and a bike shed.	
Garden Room / Gym 11'11" x 15'3" max (3.65m x 4.65m max) The garden room, currently used as a gym, features laminate flooring, a wall-mounted air conditioning and heating unit, a CAT6 internet socket, and a speaker system. Recessed spotlights provide lighting, while a full-height aluminium double-glazed window and sliding patio door offer garden views and direct access outside.	
Store Room The store room benefits from laminate flooring and recessed spotlights.	
Bedroom Two 16'11" max x 14'11" (4.92m max x 4.56m) The second bedroom features aluminium double-glazed windows to the front elevation and bespoke built-in storage surrounding a charming window seat. Dimmable recessed spotlights, carpeted flooring, and a vertical radiator add to the comfort, while double pocket sliding doors lead into the dressing room. There is also access into the second en-suite.	

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APPROX TOTAL SQM: 512.65 / APPROX TOTAL SQFT: 5,518.21

FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only. They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.

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