



**Magenta Way**  
**Stoke Bardolph, Nottingham NG14 5JW**

IMMACULATE AND CONTEMPORARY  
FAMILY HOME COMBINES STYLE, SPACE,  
AND COMFORT IN A HIGHLY SOUGHT-  
AFTER LOCATION!

**Offers Over £300,000 Freehold**





Robert Ellis are pleased to present this beautifully presented four-bedroom semi-detached home, perfectly positioned on the sought-after Magenta Way in the charming village of Stoke Bardolph. This contemporary residence offers the ideal blend of style, comfort, and functionality—perfect for first-time buyers and growing families alike.

Step inside and you'll be immediately struck by the immaculate finish and thoughtful design throughout. At the heart of the home lies a sleek, modern breakfast kitchen, complete with high-quality integrated appliances—ideal for both everyday meals and entertaining guests. The spacious living room offers a warm and inviting ambiance, with French doors opening onto a south-west facing garden, filling the space with natural light and offering effortless indoor-outdoor living.

The ground floor also features a convenient WC. On the first floor, you'll find three generously sized double bedrooms and a stylish family bathroom. The second floor is dedicated to a luxurious principal bedroom suite, boasting its own private en-suite and offering a peaceful retreat from the day-to-day.

Outside, the recently upgraded rear garden is truly impressive—featuring a newly built pergola, perfect for al fresco dining, relaxing, or entertaining in the sun-drenched south-west facing setting. The outdoor space has been designed with both beauty and practicality in mind.

Additional benefits include a private driveway and a garage, providing ample off-street parking and storage. Set within a popular modern development and within easy reach of local amenities, this home delivers on both convenience and lifestyle.

Early viewing is highly recommended to fully appreciate the quality, space, and warmth this stunning home has to offer.



### Entrance Hallway

UPVC entrance door to the front elevation leading into the entrance hallway comprising laminate floor covering, carpeted staircase leading to the first floor landing, wall mounted radiator, under stairs storage, doors leading off to:

### Downstairs WC

2'10" x 5'7" approx (0.866 x 1.713 approx)

Part tiling to the walls, vanity wash hand basin with mixer tap and storage below, UPVC double glazed window to the front elevation, WC, wall mounted electrical consumer unit, laminate floor covering.

### Kitchen Diner

9'7" x 15'4" approx (2.928 x 4.683 approx)

A range of matching contemporary wall and base units with worksurfaces over incorporating a sink and drainer unit with swan neck mixer tap over, integrated oven with four ring gas hob over and extractor hood above, integrated dishwasher, integrated washing machine, space and point for a freestanding fridge freezer, wall mounted boiler housed within matching cabinet, UPVC double glazed window to the front elevation, recessed spotlights to the ceiling, wall mounted radiator, ample space for a dining table.

### Lounge

16'11" x 10'2" approx (5.162 x 3.117 approx)

Laminate floor covering, wall mounted radiator, UPVC double glazed window to the rear elevation, UPVC double glazed French doors to the rear elevation leading out to the rear garden, wooden feature panelling to the wall.

### First Floor Landing

Carpeted flooring, carpeted staircase leading to the second floor landing, doors leading off to:

### Bedroom Four

6'8" x 10'3" approx (2.036 x 3.149 approx)

UPVC double glazed window to the rear elevation, wall mounted radiator, carpeted flooring.

### Bedroom Three

9'8" x 13'6" approx (2.950 x 4.117 approx)

UPVC double glazed window to the rear elevation, wall mounted radiator, carpeted flooring.

### Bedroom Two

12'1" x 9'7" approx (3.699 x 2.942 approx)

UPVC double glazed window to the front elevation, wall mounted radiator, carpeted flooring.

### Family Bathroom

UPVC double glazed window to the front elevation, wall mounted radiator, LVT flooring, tiled splashbacks, extractor fan, handwash basin with mixer tap and storage below, WC, panelled bath with electric shower over.

### Second Floor Landing

Carpeted flooring, door to master suite.

### Master Bedroom

20'10" x 13'1" approx (6.364 x 3.995 approx)

Carpeted flooring, Velux style window to the rear elevation, UPVC double glazed dormer window to the front elevation, two wall mounted radiators, door to en-suite.

### En-Suite

8'1" x 5'8" approx (2.475 x 1.728 approx)

Velux style window to the rear elevation, shower enclosure with mains fed rainwater shower over, tiled splashbacks, handwash basin with mixer tap, WC, extractor fan, LVT flooring.

### Front of Property

To the front of the property there is a driveway providing off the road parking for multiple cars, front lawned garden with entrance pathway to the front door.

### Rear of Property

To the rear of the property there is a landscaped enclosed rear garden with Indian sandstone paved patio area with Pergola providing ideal indoor outdoor living, secure side gated access to the front of the property, lawned garden to the rear of the garden, fencing to the boundaries, trees planted to the rear which when grown will create privacy screening.

### Agents Notes: Additional Information

Council Tax Band: C

Local Authority: Gedling

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank : No

Broadband: BT, Sky, Virgin

Broadband Speed: Standard 20mbps Ultrafast 1000mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding in the past 5 years

Flood Defences: No

Non-Standard Construction: No

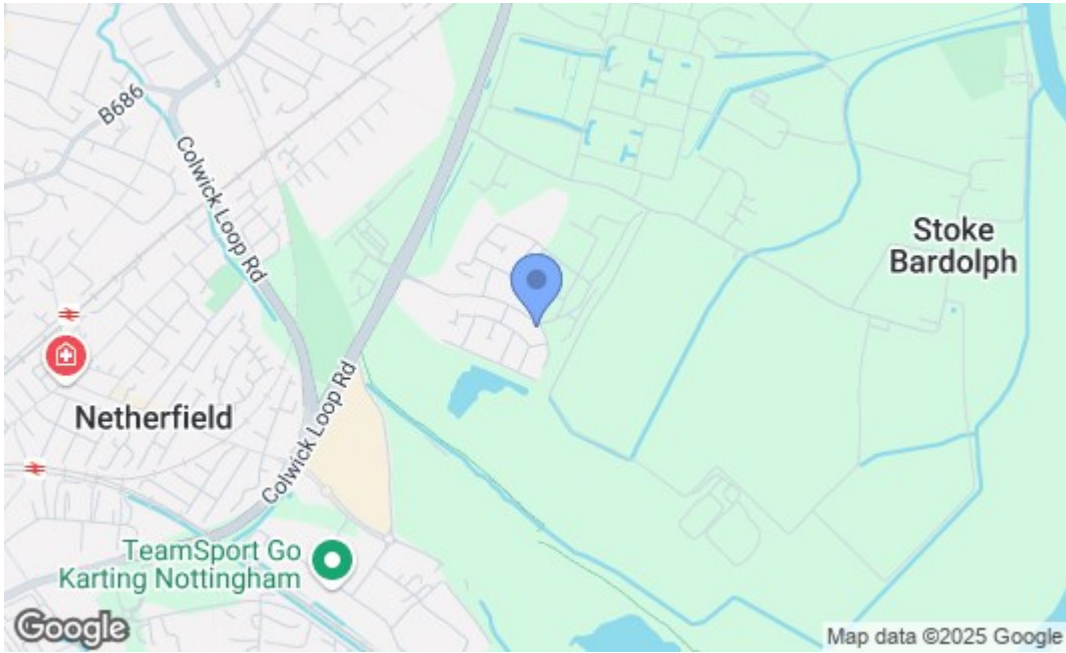
Any Legal Restrictions: No

Other Material Issues: No





Robert Ellis  
ESTATE AGENTS



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	86	
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.