



The Pinnacle, Highgrove Gardens, Edwalton, NG12 4DF

Guide Price **£1,775,000**

Detached House, 6 Bedrooms

The Pinnacle occupies an elevated corner plot in excess of $\frac{1}{4}$ of an acre and boasts 5000 sq ft of luxury accommodation. The property is architecturally designed by award winning Greenwood Architects and is a completely unique one-off home incorporating high end materials sourced from all around the World including Norstone Platinum & Basalt Lava Rock, Versace tiles, Italian marble and granite and Spanish Grade 1 slate. Impressive double height entrance hall with galleried landing & solid walnut & glass cantilevered staircase. A truly stunning open plan kitchen diner and living space, 40 ft in length with a bespoke German kitchen including fully integrated Wi-Fi enabled Siemens double oven, combi, induction hob, fridge + freezer, AEG dishwasher, Quooker 4 in 1 tap and Klarstein wine cooler, copper PVD sinks, copper breakfast bar, champagne trough and an Elica Italian glass chandelier extractor. Underfloor heating, CAT 6 wiring and integrated music system.

The Pinnacle, Highgrove Gardens, Edwalton, NG12 4DF

Detached House, 6 Bedrooms



The Pinnacle, Highgrove Gardens, Edwalton, NG12 4DF

Detached House, 6 Bedrooms



The Pinnacle, Highgrove Gardens, Edwalton, NG12 4DF

Detached House, 6 Bedrooms



The Pinnacle, Highgrove Gardens, Edwalton, NG12 4DF Detached House, 6 Bedrooms



The Pinnacle, Highgrove Gardens, Edwalton, NG12 4DF

Detached House, 6 Bedrooms



The Pinnacle, Highgrove Gardens, Edwalton, NG12 4DF

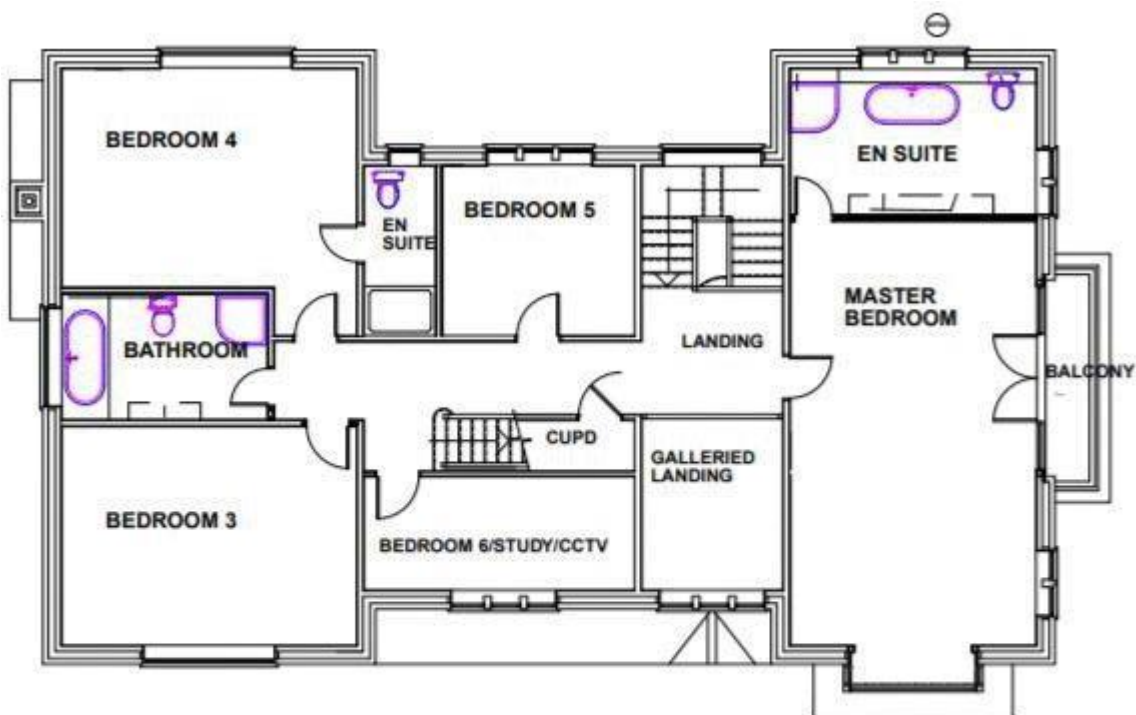
Detached House, 6 Bedrooms



The Pinnacle, Highgrove Gardens, Edwalton, NG12 4DF Detached House, 6 Bedrooms

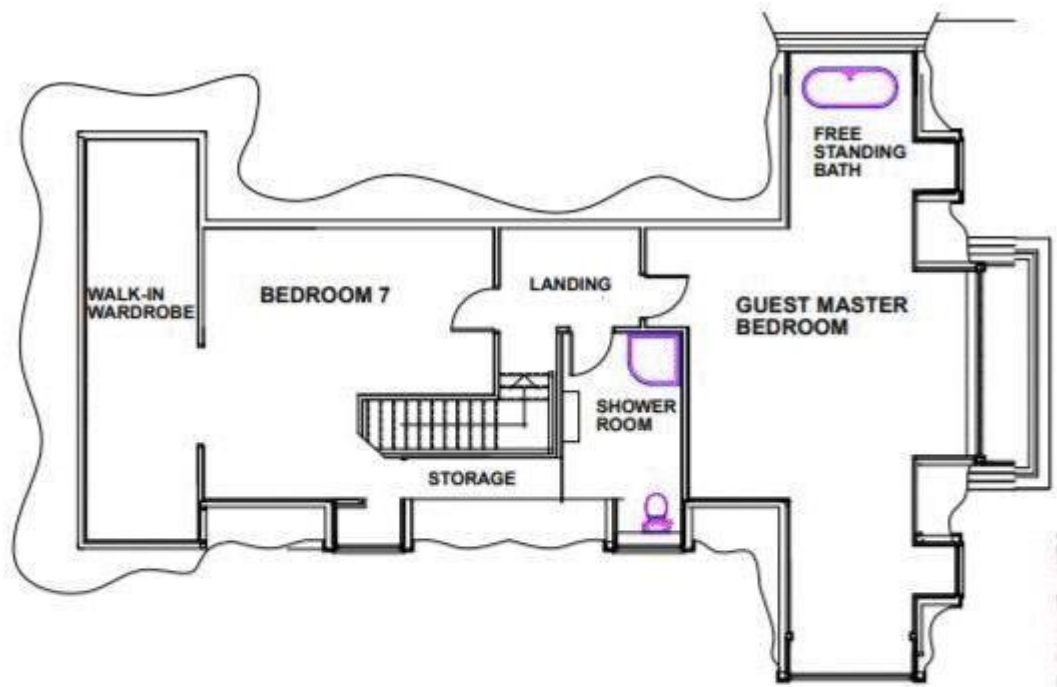


The Pinnacle, Highgrove Gardens, Edwalton, NG12 4DF Detached House, 6 Bedrooms



MASTER BEDROOM - 8.4m 4.6m (27ft 7 15ft 1)
BALCONY TERRACE - 4.0m 1.2m (13ft 1 3ft 11)
BATHROOM EN SUITE - 4.6m 3.1m (15ft 1 10ft 2)
BEDROOM 3 - 5.4m 4.0m (17ft 9 13ft 1)
BEDROOM 4 - 5.4m 5m (17ft 9 16ft 5)
EN SUITE - 3.2m 1.4m (10ft 6 4ft 8)
BEDROOM 5 - 3.4m 3.1m (11ft 2 10ft 2)
BED 6 / STUDY / CCTV - 4.7m 2.1m (15ft 5 6ft 11)
FAMILY BATHROOM - 4.0m 2.3m (13ft 2 7ft 7)
FIRST FLOOR AREA 1911.1 ft2 (172m2)

The Pinnacle, Highgrove Gardens, Edwalton, NG12 4DF Detached House, 6 Bedrooms



GUEST MASTER BEDROOM - 11.3m (reducing to 3m) 6.1m (reducing to 2.3m)

BEDROOM 7 - 5.3m (reducing to 2.8m) 4.6m (reducing to 2.5m)

WALK-IN WARDROBE - 7.1m 3.9m (reducing to 2m)

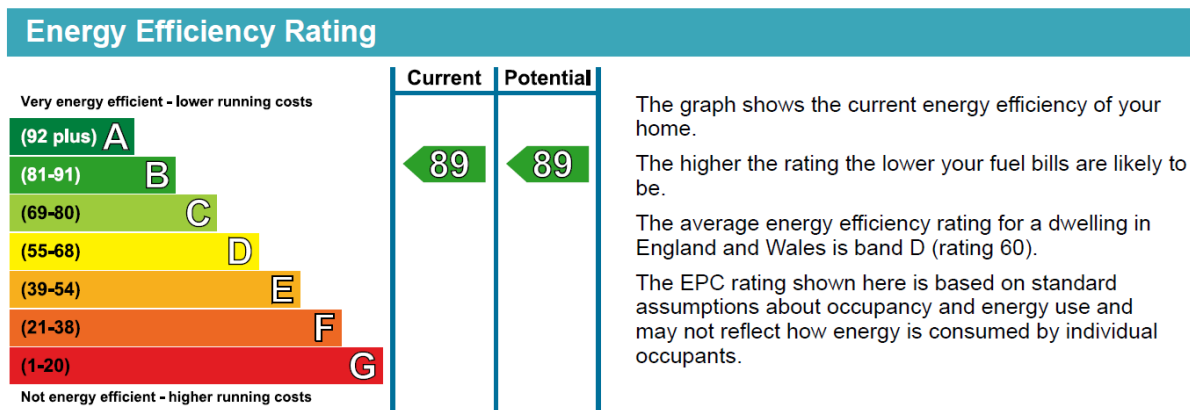
SHOWER ROOM - 2.9m 2.2m

SECOND FLOOR AREA 1036.7 ft2 (93.3m2)

The Pinnacle, Highgrove Gardens, Edwalton, NG12 4DF Detached House, 6 Bedrooms

Key features:

- Over 5000 sq/ft Accommodation + 2000 sq/ft Outside Entertaining Area
- A 6.5m Automated Aluminium Entrance Gate with Lavarock Pillars
- Integral Double Garage with Teckentrup German Automated Door & Granite Drive of over 1000 sq/ft
- Impressive Double Height Entrance Hall with Galleried Landing Walnut & Glass Cantilevered Staircase
- Open plan 40 ft Kitchen/Diner & Living Room with German Bespoke Kitchen & Siemens Appliances
- Underfloor Heating to Ground Floor + First Floor (WiFi Hub) Cat 6 wiring / CCTV / Alarm
- Highly Regarded Edwalton Location
- Incredible Eco Efficient EPC Rating 89/89
- No Upward Chain



IMPORTANT NOTICE

In accordance with the Property Misdescriptions Act (1991) we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Rex Gooding LLP.