

# HoldenCopley

PREPARE TO BE MOVED

Springfield Pastures, Alexandra Park, Nottinghamshire NG3 4JU

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Guide Price £900,000



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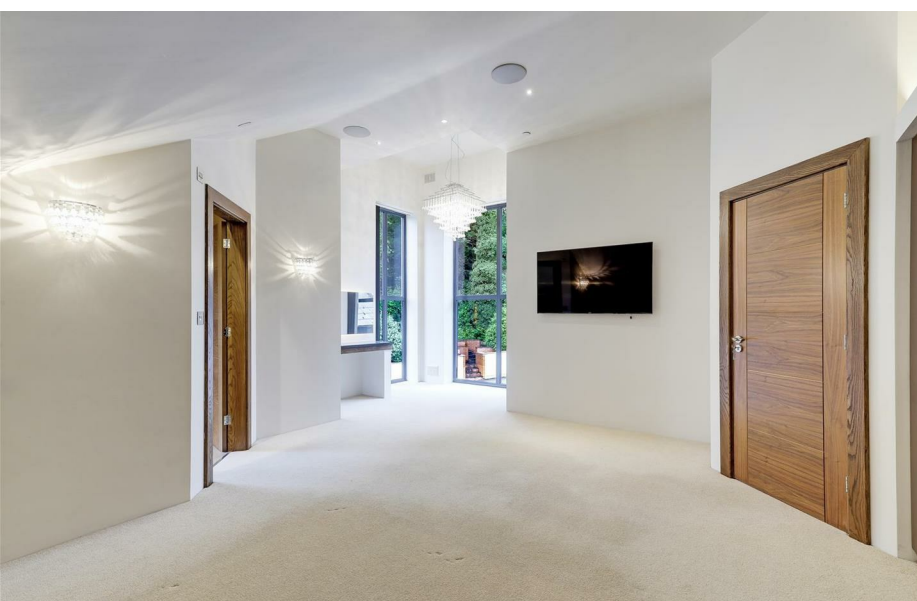
HIGH-SPEC HOME IN EXCLUSIVE DEVELOPMENT...

GUIDE PRICE: £900,000 - £950,000

Nestled in its own exclusive gated development within the conservation area of Alexandra Park, this exceptional property is ideally situated near Mapperley Park, just a 5-minute drive from Nottingham City Centre, offering convenient access to the City's vibrant shopping, local amenities, and esteemed independent schools, making it the perfect purchase for a family looking for their forever home. Designed and created by the award-winning Guy Phoenix, renowned for crafting elite homes, this property stands out with its cutting-edge interior finishes and modern fixtures. The development showcases the latest in luxury living, offering a unique blend of sophistication and comfort, whilst showcasing strong green credentials with several eco-friendly features, including an air-source heat pump. The residence features a striking entrance hall with tiled flooring and underfloor heating, leading to a state-of-the-art kitchen with gloss units, Granite worktops, and integrated appliances. The dining area and living room are elegantly appointed with mood lighting, recessed spotlights, and bi-folding doors that open onto a private balcony and patio. The versatile family room includes a built-in bar, while the bedrooms, including the master suite, are outfitted with premium fixtures and access to well-appointed en-suites. The fourth and fifth bedrooms offer delightful garden views through bi-folding doors, and the property boasts a range of modern conveniences, from in-ceiling speakers to wall-mounted TVs. The exterior features a block-paved driveway, a private south-facing garden with a large flagstone patio, and a rear garden with established planting. Adjoining the garden is a protected nature reserve woodland, enhancing the property's serene and exclusive ambiance. This home combines contemporary luxury with a picturesque setting, embodying the perfect blend of modern living and natural beauty.







- Guy Phoenix Design & Built Detached House
- Five Double Bedrooms Each With En-Suites
- Stylish Fitted Kitchen With Integrated Appliances & Open Plan Dining Area
- Flexible Reception Rooms
- Utility & W/C
- Underfloor Heating, Cat5 Cabling, TV Points & USB Points Throughout
- Double Garage & Ample Off-Road Parking
- Landscaped Gardens Adjoining Onto Protected Woodlands
- Air-Source Heat Pump, Underfloor Heating, EV Charging Point & More
- Exclusive Gated Development Within Sought-After Location











## ACCOMMODATION

### Entrance Hall

18'2" × 6'5" (5.55 × 1.98)

The entrance hall features tiled flooring with underfloor heating, recessed spotlights, wall light fixtures, carpeted stairs with a chrome balustrade, a built-in under-stair cupboard, a wall-mounted alarm panel, a double-glazed window with fitted blinds on the side, and a single door with fitted blinds leading into the accommodation.

### W/C

6'2" × 3'2" (1.89 × 0.97)

This area includes a low-level dual flush W/C, a wash basin, a wall-mounted vanity mirror with LED lighting, tiled flooring with underfloor heating, fully tiled walls, a chrome extractor fan, and recessed spotlights.

### Kitchen

16'8" × 12'2" (5.10 × 3.71)

The kitchen is equipped with a range of fitted gloss base and wall units, complemented by Granite worktops and under and over cabinet mood lighting. It features a composite sink and a half with a swan neck mixer tap, an instant boiling water tap, and a drainer. The kitchen includes integrated appliances such as a dishwasher, two conventional ovens, an induction hob, and an American-style fridge freezer with a water dispenser. Additional highlights are the ceiling hood extractor fan, raised Granite worktop, tiled flooring with underfloor heating, tiled splashback, recessed spotlights, in-ceiling speakers, and a double-glazed window with fitted blinds to the rear. Bi-folding doors with fitted blinds open out to the patio balcony, and the space flows seamlessly into the open-plan dining area.

### Dining Area

17'3" × 13'6" (5.28 × 4.12)

The open-plan dining area features tiled flooring with underfloor heating, mood lighting, wall light fixtures, a chandelier light fixture, and a wall-mounted TV. An additional set of bi-folding doors with fitted blinds opens out to the patio balcony.

### Balcony

The balcony, accessed through two sets of bi-folding doors, features a patio area, a glass-panelled balustrade, courtesy lighting, and offers views over the garden.

### Utility Room

9'5" × 6'2" (2.89 × 1.89)

The utility room has a fitted gloss base units with a Granite worktop, a composite sink and a half with a swan neck mixer tap and drainer, space and plumbing for a washing machine, space for a tumble-dryer, tiled flooring with underfloor heating, recessed spotlights, and dual-aspect double-glazed windows with fitted blinds to the front and side elevation.

## UPPER GROUND FLOOR

### Living Room

29'4" × 22'11" (8.95 × 7.01)

The living room features carpeted flooring with underfloor heating, recessed spotlights, mood lighting, a wall-mounted TV, recessed display cabinets, a chandelier light fixture, and wall light fixtures. It also includes a double-glazed window with a fitted blind to the rear, along with two sets of bi-folding doors with fitted blinds that open out to the patio terrace.

### Family Room

18'5" × 17'1" (5.63 × 5.22)

The versatile family room features carpeted flooring with underfloor heating, recessed spotlights, a chandelier light fixture, a built-in bar with units and a worktop, wall light fixtures, a wall-mounted TV, an ice machine, and a drinks fridge.

### Terraced Balcony

The terraced balcony, accessed through two sets of bi-folding doors, features a patio area, a glass-panelled balustrade, courtesy lighting, and offers views over the garden.

## LOWER GROUND FLOOR

### Hallway

10'2" × 2'11" (3.11 × 0.90)

The hallway features carpeted flooring with underfloor heating, an in-built cupboard, recessed spotlights, and provides access to the lower ground floor.

### Bedroom Four

20'3" × 18'6" (6.19 × 5.66)

The fourth bedroom features carpeted flooring with underfloor heating, a fitted dressing table with a wall-mounted vanity mirror and LED lighting, in-built sliding mirrored door wardrobes, recessed spotlights, in-ceiling speakers, wall light fixtures, a TV point, access to the en-suite, and bi-folding doors with fitted blinds that open out to the garden.

### En-Suite Four

8'8" × 5'8" (2.65 × 1.74)

The fourth en-suite features a low-level dual flush W/C, a wall-hung wash basin, a wall-mounted vanity mirror with LED lighting, a sunken bath with central taps and a handheld shower head, a shower screen, floor-to-ceiling tiles, underfloor heating, a chrome extractor fan, recessed spotlights, and a double-glazed window with fitted blinds to the side elevation.

### Bedroom Five

13'3" × 10'2" (4.04 × 3.10)

The fifth bedroom features carpeted flooring with underfloor heating, recessed spotlights, in-ceiling speakers, an in-built wardrobe, a wall-mounted TV, access to the en-suite, and a bi-folding door with fitted blinds opening out to the rear garden.

### En-Suite Five

8'4" × 5'4" (2.55 × 1.63)

The fifth en-suite features a low-level dual flush W/C, a wall-hung wash basin, a wall-mounted vanity mirror with LED lighting, a walk-in shower enclosure with an overhead rainfall shower, floor-to-ceiling tiles, underfloor heating, a chrome extractor fan, and recessed spotlights.

## FIRST FLOOR

### Landing

7'11" × 7'6" (2.42 × 2.30)

The landing features carpeted flooring with underfloor heating, a chandelier light fixture, a double-glazed window to the side elevation, wall light fixtures, recessed spotlights, and provides access to the first floor accommodation.

### Master Bedroom

20'0" × 17'5" (6.12 × 5.31)

The main bedroom features carpeted flooring with underfloor heating, a wall-mounted TV, recessed spotlights, in-ceiling speakers, wall light fixtures, in-built cupboards and wardrobes, a fitted dressing table with a wall-mounted vanity mirror, oversized dual-aspect double-glazed windows with fitted blinds to the front and side elevations, and access to the en-suite.

### Master En-Suite

10'9" × 6'1" (3.30 × 1.87)

The master en-suite features a low-level dual flush W/C, a wall-hung wash basin, a wall-mounted vanity mirror with LED lighting, a shower enclosure with an overhead rainfall shower and a handheld shower head, floor-to-ceiling tiles, a chrome heated towel rail, underfloor heating, a chrome extractor fan, recessed spotlights, and an oversized double-glazed window with fitted blinds to the front elevation.

### Bedroom Two

19'2" × 17'11" (5.86 × 5.47)

The second bedroom features a vaulted ceiling with recessed spotlights, two Velux windows, carpeted flooring with underfloor heating, a TV point, wall light fixtures, and access to the second en-suite.

### En-Suite Two

13'10" × 9'10" (4.24 × 3.02)

The second en-suite features a low-level dual flush W/C, a wall-hung wash basin, a wall-mounted vanity mirror with LED lighting, a walk-in shower with an overhead rainfall shower and a handheld shower head, floor-to-ceiling tiles, a chrome heated towel rail, underfloor heating, a chrome extractor fan, recessed spotlights, and a double-glazed window with fitted blinds to the side elevation.

### Bedroom Three

13'8" × 9'8" (4.19 × 2.96)

The third bedroom features carpeted flooring with underfloor heating, an in-built wardrobe, recessed spotlights, in-ceiling speakers, wall light fixtures, a TV point, an oversized double-glazed window with fitted blinds to the rear elevation, and access to the third en-suite.

### En-Suite Three

6'6" × 4'10" (2.00 × 1.48)

The third en-suite features a low-level dual flush W/C, a wall-hung wash basin, a wall-mounted vanity mirror with LED lighting, a shower enclosure with an overhead rainfall shower and a handheld shower head, floor-to-ceiling tiles, a chrome heated towel rail, underfloor heating, an extractor fan, and recessed spotlights.

## OUTSIDE

To the front of the property, there is a block-paved driveway with parking for multiple cars, access into the double garage, and an electric vehicle charging point, along with courtesy lighting, a lawn area, a flagstone patio, and various plants. The side features a private enclosed south-facing garden with a lawn and a large flagstone patio area with outdoor lighting. At the rear, you'll find a spacious area with established planting, sleepers, and low-maintenance bark chippings.

### Double Garage

29'9" × 17'10" (9.09 × 5.45)

The double garage features bespoke tiled flooring, hot water tanks, painted brick walls, recessed spotlights, power points, a range of double-glazed windows on the side and rear elevations, a single door, and an electric roller shutter door opening onto the front driveway.

## ADDITIONAL INFORMATION

Broadband – Openreach

Broadband Speed – Ultrafast available -1000 Mbps (download) 220 Mbps (upload)

Phone Signal – Mostly 4G & 5G Network

Electricity – Mains Supply

Water – Mains Supply

Heating – Air-Source Heat Source

Septic Tank – No

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years+

Area - Medium risk for surface water / very low risk for rivers & the sea

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

## DISCLAIMER

Council Tax Band Rating - Nottingham City Council - Band G

This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:

Property Tenure is Freehold

Service Charge in the year marketing commenced (EPA): £600

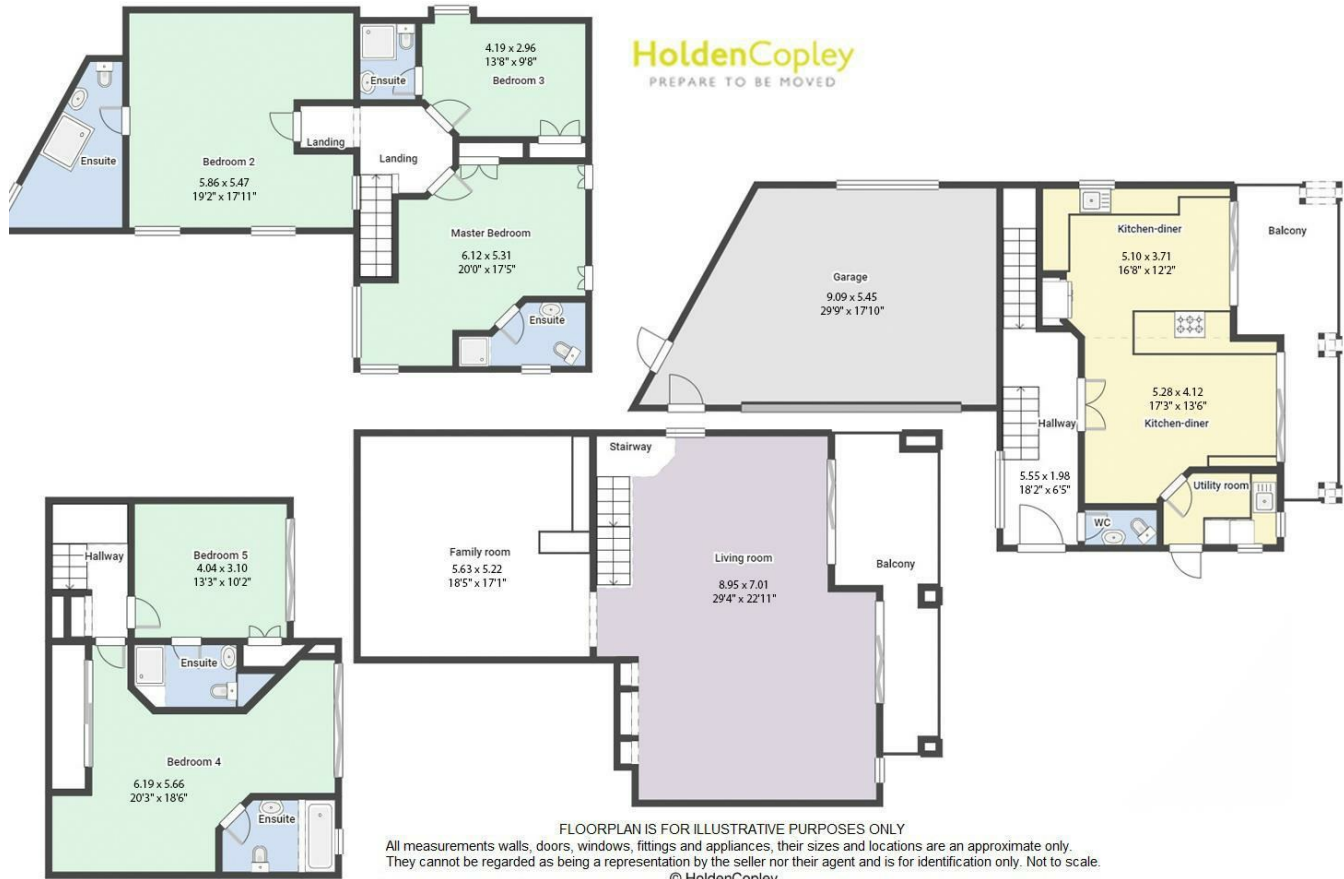
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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.

Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.



# Springfield Pastures, Alexandra Park, Nottinghamshire NG3 4JU



**0115 7734300**

906A Woodborough Road, Mapperley, Nottingham, NG3 5QR

mapperleyoffice@holdencopley.co.uk

www.holdencopley.co.uk

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