

DISTINCTIVE  
HOMES  
by



Oaklands, Burleigh Road  
West Bridgford, NG2 6FP



# Oaklands, Burleigh Road

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An exciting and rare opportunity to purchase stunning contemporary detached family home, which was constructed by the award-winning builders, O’Keeffe’s. A modern home boasting over 3600 square-foot of space and in easy walking distance to the coffee bars and restaurants in West Bridgford town centre.







The property is finished to an extremely high standard throughout with en-suites and walk-in wardrobes to all bedrooms, a high-spec living kitchen, gym, sauna, underfloor heating, media system with cat six wiring, CCTV and electric security entrance gates.

The property is entered through an imposing reception hallway, with a bespoke wide oak staircase that rises to a gallery landing above. There is a contemporary WC under the staircase and to either side of the hallway there are two generous reception rooms. One being used as a cinema room /lounge and the other is used as an office/sitting room, both having large double glazed sash windows to the front to allow light to spill in. The hallway leads through to the main hub of this home which has a breath taking 38ftx17ft living dining kitchen with bi-folding doors that overlook and step to the Southerly rear facing garden and Velux windows, allowing light to flood in throughout the day, creating a light and bright space.







The kitchen has a high-spec range of wall and base units with a comprehensive range of appliances, Leathered granite worktops and central island with champagne basin ceramic induction hob with downdraft extractor. There is Karndean flooring with under floor heating that is throughout the ground floor a door which leads to a generous office/ study with a vaulted ceiling with Velux windows and a view out over the rear garden. The utility has a continuation of the wall and base units with further appliances and doors leading to the double garage, which has electric roller door and heating system. A further door opens to the staircase which leads to the gym with dormers to the front and rear. This is an excellent space to workout away from the rest of the house.

The first floor has an impressive galleried landing with four well-portioned bedrooms, all with contemporary en-suite facilities and walk-in wardrobes and one of which has been converted to a sauna. The room to the front of the property has remote control electric blinds that offers privacy when required. There is a staircase from the landing which leads to the main bedroom suite, which has a dormer window offering a view over the rear garden, a superb walk-in shower/wet room of good proportion and a generous walk-in wardrobe and dressing area.



Outside to the front there is a fenced and hedged front boundary with electric sliding security gates which lead to a stylish resin driveway that offers parking for numerous cars and bedding for shrubs and mature trees. There is a stone paved pathway which leads to the rear garden, that offers sun all day and has a path and patio seating area that overlooks the garden that is mainly laid to lawn. There are raised sleeper bedding with trees and shrubs and outside lighting, power and CCTV to both the front and back.







**Ground Floor**  
Approx. 164.9 sq. metres (1775.2 sq. feet)



**First Floor**  
Approx. 124.6 sq. metres (1340.9 sq. feet)



**Second Floor**  
Approx. 45.2 sq. metres (486.5 sq. feet)



Total area: approx. 334.7 sq. metres (3602.6 sq. feet)









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## Interested in this home?

Call the FHP Living Distinctive Homes Team

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